

COUNCIL  
AGENDA

FEB 13, 1978

THE COUNCIL OF  
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

MONDAY, FEBRUARY 13, 1978, 9:30 A.M.

CITY COUNCIL CHAMBERS

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO

Prepared by: Clerks Department  
Date: February 9, 1978

COUNCILLORS AND COMMITTEE MEMBERS ARE REQUESTED TO CONTACT THE  
APPROPRIATE DEPARTMENT HEADS PRIOR TO THE MEETING IF GREATER  
EXPLANATION OR DETAIL IS REQUIRED WITH REGARD TO ANY ITEM ON  
THE AGENDA.



1. THE LORD'S PRAYER

2. MINUTES OF COUNCIL MEETINGS: January 23, 1978

3. DEPUTATIONS

- (a) FILE 25-78 - ZONING  
FILE 171-78 - CLARKSON BUSINESS DISTRICT IMPROVEMENT

Mr. Philp, Clarkson Interiors, will appear before Council to request permission to construct a new building at 1697 Lakeshore Road, instead of renovating the existing structure.

- (b) FILE 181-78 - RESIDENTIAL CONDOMINIUM  
DEVELOPMENT COMMITTEE

- (i) Mrs. Karen Findlay will appear before Council, on behalf of Peel Condominium #102, #107, #119 and #148, to present a petition to release Victoria Wood Corporation Inc. from their commitment to construct a recreation centre for the subject condominium corporations, in that the City is constructing a similar facility in the vicinity. See PETITIONS - P-1.
- (ii) Mr. Richard Griffiths, Victoria Wood Development Corporation Inc., will appear before Council with respect to the above mentioned petition.

- (c) FILE OZ-40-76 - S. B. McLAUGHLIN AND ASSOCIATES LTD.  
HUB TOWER SUITES LEASEHOLD LTD.

Mr. E. Bodnar, S. B. McLaughlin and Assoc. Ltd., will appear before Council with respect to OZ-40-76, a request to rezone the lands located at Burnhamthorpe Road West and Central Parkway West from R3 and DC to RCL1, to permit an office building. See UNFINISHED BUSINESS - UB-1.

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3. DEPUTATIONS CONTINUED

(d) FILE 144-78 - COOKSVILLE CREEK IMPROVEMENTS

A representative of the Mississauga Valleys Community Association will appear before Council with respect to the Cooksville Creek.

4. PUBLIC QUESTION PERIOD

5. CORRESPONDENCE

(a) Information Items - I-1 to I-36.

6. NOTICES OF MOTION

7. REPORTS FROM MUNICIPAL OFFICERS - Attachments R-1 - R-7

R-1 - FILE 21-78 - TENDERS (LUMBER REQUIREMENTS FOR 1978)

Report dated February 1, 1978, from Mr. W. H. Munden City Treasurer, awarding Tender TPS-3-1978 - Central Stores 1978 Lumber Requirements to HUMBER LUMBER. Resolution available.

R-2 - FILE CDM 76-139 - PEFRAN HOLDINGS LIMITED

Report dated February 3, 1978, from Planning Department, recommending approval of the proposed condominium CDM 76-139, Pefran Holdings Limited - lands located at the north-west corner of Derry Road West and Copenhagen Road. Resolution available.

7. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-3 - FILE 21-78 - TENDERS (TRAFFIC CONTROL SIGNALS)

Report dated February 2, 1978, from Mr. W. P. Taylor, Commissioner of Engineering, Works & Building, recommending award of Tender 16 111 77100 (supply and installation of traffic control signals at Confederation Parkway and Dundas Street West), and Tender 16 111 77118 (supply and installation of traffic control signals at Hurontario Street and King Street) to STACEY ELECTRIC CO. LTD., the lowest bidder, subject to the approval of the M.T.C. and Region of Peel. By-law available.

R-4 - FILE 21-78 - TENDERS (CONSTRUCTION OF BIRCHWOOD CREEK STORM SEWER)

Report dated February 8, 1978, from Mr. W. P. Taylor, Commissioner of Engineering, Works & Building, recommending award of Tender 16 111 77061 - construction of Birchwood Creek Storm Sewer - to PIT-ON CONSTRUCTION CO. LTD., the lowest bidder. By-law available.

R-5 - FILE T-76047 - BUNDSTON DEVELOPMENTS LTD.

Report dated February 8, 1978, from Mr. B. Clark, City Solicitor, recommending the execution of an easement between Romeo and Rita Lauzon and the Corporation of the City of Mississauga, in compliance with a condition of the O.M.B. decision of May 16, 1977 - lands located on Mississauga Road. By-law available.

R-6 - FILE 33-78 - BUDGET  
FILE 84-78 - SEWERS

Report dated February 9, 1978, from Mr. W. P. Taylor, Commissioner of Engineering, Works & Building, recommending that approval be given to the construction of the Sheridan Creek Storm Sewer and associated works, as part of the 1978 Capital Works, and that the funds for the construction be allocated from the General Municipal Reserve Fund and withdrawn as required. Resolution available. See REPORTS FROM MUNICIPAL OFFICERS - R-7.

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7. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-7 - FILE 21-78 - TENDERS (SHERIDAN CREEK STORM SEWER)

Report dated February 8, 1978, from Mr. W. P. Taylor, Commissioner of Engineering, Works & Building, recommending award of Tender 16 111 75155 - construction of Sheridan Creek Storm Sewer - to ALCAN-COLONY CONTRACTING CO. LTD, the lowest bidder. By-law available. See REPORTS FROM MUNICIPAL OFFICERS - R-6.

8. COUNCIL TO MOVE INTO COMMITTEE OF THE WHOLE TO CONSIDER REPORTS FROM COMMITTEES

Verbal motion

9. COMMITTEE REPORTS

(a) GENERAL COMMITTEE - FEBRUARY 1, 1978

10. COMMITTEE TO RISE

Verbal motion

11. PETITIONS - Attachments P-1 - P-2

P-1 - FILE 49-78 - PETITIONS  
FILE 181-78 - RESIDENTIAL CONDOMINIUM  
DEVELOPMENT COMMITTEE

Petition dated January 31, 1978, signed by all but four of the unit owners in Peel Condominium #102, #107, #119 and #148, requesting that Victoria Wood Development Corporation Inc. not be required to build a recreation centre for the subject condominium corporations in that a similar facility is to be constructed by the City of Mississauga in the vicinity. Referred to Residential Condominium Development Committee. See DEPUTATION (b).



11. PETITIONS CONTINUED

P-2 - FILE 49-78 - PETITIONS  
FILE 86-78 - TRAFFIC BY-LAW

Petition (undated) received in the Clerks Department on February 9, 1978, signed by 90 businessmen in the Port Credit area, requesting that the \$5.00 fine for overtime parking be reduced to \$2.00 because patrons are not returning after receipt of such ticket. Resolution available.

12. UNFINISHED BUSINESS - Attachment UB-1

UB-1 - FILE OZ-40-76 - S. B. McLAUGHLIN AND ASSOC. LTD.  
HUB TOWER SUITES LEASEHOLD LTD.

Council, at its meeting held January 23, 1978, passed By-law #48-78, a by-law to amend By-law #5500, as amended, to permit the construction of an office building north of Burnhamthorpe Road and west of Central Parkway West, OZ-40-76. In conjunction with By-law #48-78, Council also passed Resolution #30 which resolved that:

"... By-law #48-78 be put on the agenda for the Council meeting to be held Monday, February 13th, 1978, for the purpose of being rescinded, unless before that date, an agreement is executed by S. B. McLaughlin and Associates Limited and Hub Tower Suites Leasehold Limited ..."

As of this date, no such agreement has been executed as required above. By-law available. See Attachment UB-1. See DEPUTATION (c).

13. BY-LAWS

- #632-77 - A by-law to stop up part of the allowance for road in the City of Mississauga. (This by-law stops up part of Pond Street, known as Part 1 on Plan 43R-4886.)

THIRD READING REQUIRED

- #655-77 - A by-law to stop up part of the allowance for road in the City of Mississauga. (This by-law stops up part of Stavebank Road, known as Part 1 on Plan 43R-5380. This is as recommended by General Committee on November 2, 1977, Item #1391.)

THIRD READING REQUIRED

- #687-77 - A by-law to stop up part of the allowance for road between Ranges 4 and 5, N.D.S., City of Mississauga. (This by-law stops up part of the original road allowance between Ranges 4 and 5, N.D.S., from Fifth Line West to Mississauga Road. This is as recommended by General Committee on November 23, 1977, Item #1547.)

THIRD READING REQUIRED

- #51-78 - A by-law to amend By-law #234-75, as amended. (This by-law provides for prohibited turns on Dundas Street and Glengarry and Old Carriage Roads and for maximum rates of speed on portions of Mavis Road and Avongate Drive. This is as recommended by General Committee on February 1, 1978, Item #131).

THREE READINGS REQUIRED

13. BY-LAWS CONTINUED

- #52-78 - A by-law to amend By-law #234-75, as amended.  
(This by-law designates 3170 Erin Mills Parkway, 3400 Rhonda Valley Road and 1440 Bloor Street East as fire routes. This is as recommended by General Committee on February 1, 1978, Item #134.)

THREE READINGS REQUIRED

- #53-78 - A by-law to amend By-law #190-76, being a by-law to provide for inspection of Plumbing and Drainage installations and to charge fees and issue permits for the inspection thereof.  
(This is as recommended by General Committee on February 1, 1978, Item #142.)

THREE READINGS REQUIRED

- #54-78 - A by-law to execute a Grant of Easements.  
(This by-law provides that the City convey an easement through Fly Ash Park to the Ministry of the Environment. This is as recommended by General Committee on February 1, 1978, Item #152.)

THREE READINGS REQUIRED

- #55-78 - A by-law to execute a Transfer of Easements.  
(This by-law provides that the City transfer an easement for watermains and sewers to the Ministry of the Environment - South Peel Waterworks 60" Herridge Watermain. This is as recommended by General Committee on February 1, 1978, Item #153.)

THREE READINGS REQUIRED

13. BY-LAWS CONTINUED

- #56-78 - A by-law to accept a Deed of Land. (This by-law provides that Gulf Oil Canada Limited convey land for the construction of a sidewalk to the City of Mississauga - lands located at 2007 Lakeshore Road West. This is as recommended by General Committee on February 1, 1978, Item #154.)

THREE READINGS REQUIRED

- #57-78 - A by-law to appoint a member of Council to act in place of the Mayor on the Mississauga Library Board. (This is as recommended by General Committee on February 1, 1978, Item #162.)

THREE READINGS REQUIRED

- #58-78 - A by-law to repeal By-law #48-78, being a by-law to amend By-law #5500, as amended. (This by-law is to comply with Resolution #30, passed by Council on January 23, 1978, with respect to the rezoning application of S. B. McLaughlin and Assoc. Ltd. and Hub Tower Suites Leasehold Ltd, OZ-40-76. See UNFINISHED BUSINESS - UB-1.)

THREE READINGS REQUIRED

- #59-78 - A by-law to authorize the execution of a Housekeeping Agreement between J.D.S. Investments Ltd. and the Corporation of the City of Mississauga. (File T-24565 - J.D.S. Investments Ltd. - lands located west of Erin Mills Parkway and north of North Sheridan Way.)

THREE READINGS REQUIRED



13. BY-LAWS CONTINUED

- #60-78 - A by-law to authorize the execution of an Engineering and a Financial agreement between J.D.S. Investments Ltd. and the Corporation of the City of Mississauga. (File T-24565 - J.D.S. Investments Ltd. - lands located west of Erin Mills Parkway and north of North Sheridan Way.)

THREE READINGS REQUIRED

- #61-78 - A by-law to remove certain lands from part-lot control. (This by-law removes Blks. A - K, inclusive, on Plan M-196 from part-lot control, these lands being zoned RM5-Section 740, to permit townhouse development - lands located on Chidham Crescent, south of Windwood Drive and north of Britannia Road.)

THREE READINGS REQUIRED

- #62-78 - A by-law to establish certain lands as part of the municipal highway system of the City of Mississauga. (This by-law lifts one-foot reserves shown as Blk. F, Plan M-13 and Blk. D, Plan M-30 and establishes same as Century Avenue and Agentia Road, respectively.)

THREE READINGS REQUIRED

- #63-78 - A by-law to establish certain lands as part of the municipal highway system. (This by-law lifts one-foot reserve at the northeasterly extremity of Crestdale Road on R.P. 457 and establishes same as Crestdale Road, to allow access to the extension by Plan M-224.)

THREE READINGS REQUIRED

13. BY-LAWS CONTINUED

- #64-78 - A by-law to authorize the execution of a Site Development Plan Agreement between Markborough Properties Ltd., The Coventry Group Ltd. and the Corporation of the City of Mississauga. (Resolution #407, adopted by Council on June 27, 1977, delegates to the Planning Commissioner, the authority to approve the site plans for lands located east of Glen Erin Drive and north of Montevideo Road - residential development.)

THREE READINGS REQUIRED

- #65-78 - A by-law to authorize the execution of a Site Development Plan Agreement between Ralston Purina of Canada Ltd. and the Corporation of the City of Mississauga. (City policy delegates to the Planning Commissioner, the authority to approve the site plans for lands located at 2500 Royal Windsor Drive - commercial/industrial development.)

THREE READINGS REQUIRED

- #66-78 - A by-law to authorize the execution of a Site Development Plan Agreement between Cadillac Fairview Corporation and the Corporation of the City of Mississauga. (City policy delegates to the Planning Commissioner, the authority to approve the site plans for lands located at 2360 Motorway Boulevard - commercial/industrial development.)

THREE READINGS REQUIRED

- #67-78 - A by-law to stop up part of the allowance for road in the City of Mississauga. (This by-law stops up all of Edelweiss Drive, according to R.P. 417. This is as recommended by General Committee on January 23, 1978, Item #74.)

TWO READINGS REQUIRED

13. BY-LAWS CONTINUED

- #68-78 - A by-law to change the name of a public highway in the City of Mississauga. (This by-law renames part of Blk G, Plan M-166 to Fieldgate Drive. This is as recommended by General Committee on January 4, 1978, Item #23, adopted by Council on January 9, 1978. Further, this by-law repeals By-law #44-78 passed on January 23, 1978, to correct a typographical error.)

TWO READINGS REQUIRED

- #69-78 - A by-law to authorize execution of a contract for the supply and installation of traffic control signals at Confederation Parkway and Dundas Street West (Tender 16 111 77100) and at Hurontario Street and King Street (Tender 16 111 77118). (Awarded to STACEY ELECTRIC CO. LTD.) See REPORTS FROM MUNICIPAL OFFICERS - R-3.

THREE READINGS REQUIRED

- #70-78 - A by-law to authorize the execution of a contract for the construction of the Birchwood Creek Storm Sewer. (Tender 16 111 77061 - awarded to PIT-ON CONSTRUCTION CO. LTD.) See REPORTS FROM MUNICIPAL OFFICERS - R-4.

THREE READINGS REQUIRED

- #71-78 - A by-law to execute an easement. (This easement is between Romeo and Rita Lauzon and the Corporation of the City of Mississauga - lands located on Mississauga Road.) See REPORTS FROM MUNICIPAL OFFICERS - R-5.

THREE READINGS REQUIRED

13. BY-LAWS CONTINUED

- #72-78 - A by-law to authorize the execution of an agreement between the Corporation of the City of Mississauga and James F. McLaren Ltd. (This is as recommended by General Committee, Item #1111, adopted by Council on September 6, 1977.)

THREE READINGS REQUIRED

- #73-78 - A by-law to authorize the execution of a contract for the construction of the Sheridan Creek Storm Sewer. (Tender 16 111 75155 - awarded to ALCAN-COLONY CONTRACTING CO. LTD.) See REPORTS FROM MUNICIPAL OFFICERS - R-7.

THREE READINGS REQUIRED

- #74-78 - A by-law to authorize the execution of a Housekeeping Agreement between Markborough Properties Ltd. and the Corporation of the City of Mississauga. (File T-75267 - lands being composed of Lots 9 and 10, Conc. 5, W.H.S., located west of Mississauga Road and north of Argentia Road.)

THREE READINGS REQUIRED

14. MOTIONS

- (a) To adopt General Committee Report dated February 1, 1978.
- (b) To award Tender TPS-3-1978 for Central Stores 1978 Lumber Requirements to HUMBER LUMBER.
- (c) To assume works and release securities with respect to R.P. 965 - Metro Developments Subdivision - Area Z-9 - located north of Indian Road and west of Woodeden Drive.



14. MOTIONS CONTINUED

- (d) To request M.T.C. to designate Rathburn Road and Drew Road as major thoroughfares. (This is as recommended by General Committee on February 1, 1978, Item #138.)
- (e) Re: Hydro Service in Mississauga. (L. Taylor)
- (f) Re: Negotiations with Markborough Properties, S. B. McLaughlin & Assoc. and Cadillac Fairview.
- (g) Re: City of Waterloo resolution with respect to postal service. (H. McCallion)
- (h) To recommend approval of proposed condominium CDM 76-139, located at the north-west corner of Derry Road West and Copenhagen Road, to the Ministry of Housing.
- (i) Re: Building permits for Pheonix Developments - lands located at 1170 Lorne Park Road.
- (j) To advise the O.M.B. that By-law #30-78 is in conformity with the Official Plan - lands located on Doulton Drive (Ward 6).
- (k) To apply to the O.M.B. for approval of Restricted Area By-law #30-78 - lands located on Doulton Drive (Ward 6).
- (l) To apply to the O.M.B. for approval of Restricted Area By-law #706-77 - lands located on east side of Hurontario Street, south of South Service Road (Ward 1).
- (m) To advise the O.M.B. that By-law #2-78 is in conformity with the Official Plan - amends Mississauga zoning by-law to establish new residential parking standards.
- (n) To advise the O.M.B. that By-law #3-78 is in conformity with the Official Plan - amends Streetsville zoning by-law to establish new residential parking standards.

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February 13, 1978

14. MOTIONS CONTINUED

- (o) To advise the O.M.B. that By-law #4-78 is in conformity with the Official Plan - amends Port Credit zoning by-law to establish new residential parking standards.
- (p) To amend Traffic By-law so as to reduce overtime parking fine from \$5.00 to \$2.00, and  
To monitor the parking situation in Port Credit business district, reporting to Council by October 31, 1978, to determine if the reduction in fines has the desired effect. See PETITIONS - P-2.
- (q) To approve the construction of Sheridan Creek Storm Sewer as part of 1978 Capital Works and draw the funds from the General Municipal Reserve Fund. See REPORTS FROM MUNICIPAL OFFICERS - R-6.

15. NEW BUSINESS

16. BY-LAW TO CONFIRM PROCEEDINGS OF COUNCIL AT THIS MEETING

Verbal motion for required number of readings.

17. ADJOURNMENT

Verbal motion

RECEIVED  
 REGISTRY NO. 1105  
 DATE FEB 6 1978  
 FILE NO. 9-78A  
 CLERK'S DEPARTMENT

I-1

January 31, 1978

City Of Mississauga  
 1 City Centre Drive,  
 Mississauga, Ontario

Dear Sirs:

Re: Licensing of School Vehicles By Mr. J. R. Nesbitt  
 File: 9 - 78A

The proposal is a duplication of what now is being done by the Department of Transportation. Licensing of vehicles would only add to the now heavily taxed people of Mississauga. Drivers of School Buses are more qualified then the taxi cab drivers. They are required to take a safe-driving course at a cost of \$25.00. Every year they are required to have a medical by the Peel Board of Education. Every three years they are retested by the Department of Transport for the School Bus License.

School buses are required to be safety checked by a qualified mechanic twice a year with a copy of the check sent to the Peel Board of Education and the original sent to the Department of Transport. After this is done the Department of Transport comes and inspects them again with spot checks at anytime they choose.

School bus operators carry more than enough insurance on the buses.

School buses over seven years old can not be used in the City of Mississauga, this is a rule of The Peel Board of Education.

I feel that the Department of Transport and the Peel Board of Education are doing an excellent job of controlling the school buses and drivers of this City.

I strongly recommend that the City drop this proposal for Licensing School Buses.

Yours truly,

*Delmar J. Slobodzian*  
 Delmar J. Slobodzian  
 Owner Operator  
 Del's School Bus Lines Ltd.

TO BE RECEIVED.  
 COPY HAS BEEN SENT  
 TO W. TAYLOR.  
 REQUEST FOR REPORT #25-78

DJS:ks



CANADIAN TIRE CORPORATION, LIMITED  
BOX 770, STATION K, TORONTO, ONTARIO M4P 2V8

I-2

February 1st, 1978

Mayor R. A. Searle and Members of Council,  
City of Mississauga,  
Mississauga, Ontario.

Attention: Mayor R.A. Searle & Members of Council

Dear Sirs,

RECEIVED	
REGISTRY NO.	1063
DATE	FEB 6 1978
FILE NO.	183-78
CLERK'S DEPARTMENT	

RE: Proposed Sign By-law.

First, I would like to apologize to you for the long delay in sending you the information that was requested by your sign committee, i.e. photographs of Canadian Tire Stores and copies of Sign By-laws from across the country that we feel allow us to design and build stores with acceptable restrictions relating to signage.

Unfortunately, our photographer lost the material I had supplied him so that he could make larger prints for the members of the committee to look at. I have pleasure in enclosing them; I hope I am not too late!

On Wednesday, November 23rd, 1977 a brief was presented to you by the Sign Association of Canada on behalf of its members, Canadian Tire is a member of that Association, but more important is its active participation in the legislation committee. In that regard, I would like to bring to your attention that the comments in the brief were in part proposed by a major retail company and sign user, and not just the ideas of sign manufacturers.

As an aside, I know from past experience that manufacturers are accused of trying to sell the "Biggest" sign they can get a customer to buy. This may be true to some extent of small companies - both seller and user, but it should be pointed out that in the case of a company such as Canadian Tire this is not so. As a large national retail chain, we have a sign policy. We design "In House" all of our signs, set the size, types to be used, locate fascia signs on the elevation of a building and place pylon signs to our best advantage on a site plan. This package is then presented to a sign manufacturer for pricing. We also try to use standard sizes where possible throughout Canada so that we may buy in bulk to keep costs at an acceptable level.

We also estimate our costs on expected buildings to be completed in a 12 month period and order as many standard sized signs as possible based on that information.

As you can see in an operation such as ours it would be difficult for a manufacturer to try and sell us the "Biggest", as he has no control

cont'd/2.

✓ REFERRED TO

SIGN COMMITTEE

E 416-484-3000 • CABLE ADDRESS "CANTIRE"



I-2-a

over our requirements. I think the above paragraphs are very important and the comments digested and understood fully before a final draft of the By-law is presented.

There are several comments in the brief that are of a general nature but that is inevitable if a brief is written by representatives of an association. I think you will agree it would be pointless of me repeating areas of concern to this company.

In my files is a copy of a letter sent to Mr. Terry Butt on December 9/77 by our Associate Dealer - Mr. Don Grayham at the Cooksville Store. I am sure you will find his comments valid and his suggestion useful in planning the final by-law. This Corporation also concurs with the contents of his letter.

You might well ask, "How can I help write a brief with one set of proposals and then concur with another that differs?" It's not as difficult as it appears at first; as an employee of Canadian Tire I am responsible for setting Corporate Policy relating to signage. This is based on the requirements of our various divisions, i.e. Marketing, Auto Centre Operations, etc. and our associate dealers. That gives me one point of view. As a member of the Legislation Committee I try to understand the needs of other types of retailers and build into a brief their requirements, which gives me another point of view.

The points of view made in Mr. Grayham's letter and the Association Briefs are valid but to what degree is not for me to judge. For example, one area of "heated" contention is the use and height of Pylon Signs. The Association asks for 40'-0" max., Mr. Grayham suggests the first storey max. there are most likely some retail outlets that need signs 40'-0" high, but at Canadian Tire we do not. My suggestion would be first storey but with a max. size of 25'-0", as that for us is a standard sized sign and we have a lot in stock.

The main point is we do think 12'-0" is far too low, but for varying reasons which are outlined in the brief and letter.

During one of our meetings with the Sign Committee, I had a very heated discussion with some members on the subject of what is the purpose of a sign, is it an "Advertising" device or is its sole purpose to "Identify." We feel at Canadian Tire that to try to separate the two purposes is almost impossible, as they are constantly overlapping.

Take the pylon sign for instance, it is used by this Corporation to advertise from a long distance that a customer is approaching a Canadian Tire Store, once he recognizes that fact and as he approaches the location the sign then changes its function. It now becomes a method of identifying where the entrance to the parking lot is. By the way, we try to put our pylon sign as near to the entrance as possible. Your draft by-laws even forbid us to install a pylon sign on a single retail outlet, which we feel is discriminatory, because it prevents us from using a very effective cheap means of advertising. As our stores are set far back from the lot line, we do need a pylon sign.

cont'd/3.

I-2-b

- 3 -

To continue ... once a customer is in the parking lot he must now find the entrance and the store. We do this by placing a sign over the entrance doors, that sign is a means of identity, but on the other hand if it is a multi purpose building - more than one retail outlet, the sign must once again be considered first as an advertising device, then as an identifying device for the entrance to the store.

With the above I have presumed that a customer wishes to go to the retail store, but maybe he wishes to have his car serviced. When he reaches the entrance to the parking lot he looks to see if we offer that kind of service to our customers. We advertise that we do by using a sign that is placed over the car entrance door, it then changes to identifying where the entrance is.

Further, within our latest stores we offer the customer comfortable waiting facilities at the auto centre which must be advertised. To gain access to the waiting room a separate door is used, the sign that advertises the service also doubles as a means of identifying the door.

As you can see its very difficult to decide if a signs function is advertising or identification. Even your proposed by-law recognizes a sign as an "Advertising Device" under certain conditions.

One other point that seems to upset some members of the sign committee is the area of signs i.e. square footage. We do not wish our signs to be the "Largest," but design them as an integrated part of the building. We use signs with discretion and only to advertise/identify as needed. I am sure you will agree that after having studied the enclosed photographs of Canadian Tire Stores built in the last year of so that our buildings are not oversigned nor do they look like christmas trees.

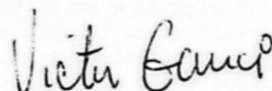
Each photograph has marked the retail area - no. of service bays - area of signage used.

I think a formula based on Mr. Grayham's proposal would work very well. It would give your Planning Department control over ultimated size, yet allow desingers the freedom to incorporate onto the building signs as needed.

In conclusion, I would appeal to you to re-consider very seriously the section of (page 3 of schedule "D") the By-law that prohibits the use of a Pylon Sign at a retail outlet that is freestanding.

Thank you for this opportunity to express Canadian Tire's views and if I can be of any further assistance please do not hesitate to contact me any time at 484-3213.

Yours very truly,



Victor Gauci,  
Store Identity Signs Co-ordinator.

bd/

## The Nature Conservancy of Canada

SUITE 611, 2200 YONGE STREET, TORONTO M4S 2E1 (416) 486-1011

February 2, 1978

I-3

Mr. Terence L. Julian, A.M.C.T.,  
City Clerk  
City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Dear Mr. Julian:

We enclose an additional \$3,000 for the Rattray Preservation Fund. This is part of Texaco Canada Limited's five-year pledge to the fund.

It would be appreciated if you would acknowledge receipt of this cheque.

Yours very truly,

*Lillian Allward*

(Mrs. L. C. Allward)  
Office Manager

RECEIVED	
REGISTRY NO.	1124
DATE	FEB 7 1978
FILE NO.	10-78
CLERK'S DEPARTMENT	

✓  
TO BE RECEIVED  
COPY HAS BEEN SENT TO W. MUNDEN

BOARD OF TRUSTEES: Eric Earnshaw, Dr. J. Bruce Falls, Dr. C. David Fowle, R. W. W. Fraser, Dr. Wm. W. H. Gunn, William S. Harris, Gilles Lamieus, F. Aird Lewis, John P. S. Mackenzie, Charles Sauriol, Dr. Jennifer Shay, Alan H. Steiner, A. K. Stuart, P. M. Teschereau, John Woodworth

# The Peel Board of Education

Director of Education and Secretary • Superintendent of Academic Affairs • Superintendent of Business Affairs and Treasurer  
J.A. Fraser, B.A., M.Ed. C. L. Dobson, M.A. H.J.A. Brown, B.A.

1978 01 19

I-4

Mrs. Joan J. LeFeuvre,  
Committee Co-ordinator,  
City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario.  
L5B 1M2

Dear Mrs. LeFeuvre:

Re: Files 3-77 and 7-77 (Solicitation of Children)

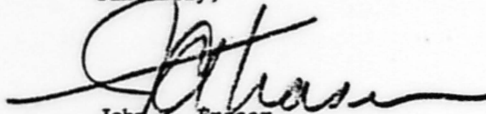
This is to acknowledge, with thanks, your letter of January 16th clarifying the statement that school property was being used for the purposes of soliciting children for certain business enterprises.

You should be advised that it is our policy and practice not to allow the schools or school property to be used for these purposes. The problems arose when children were being solicited through the distribution of advertising pamphlets by agents standing on municipally-owned property; namely, sidewalks and boulevards. Since this territory is outside of our jurisdiction, we are not able to directly approach the distributors of the literature, therefore, we called upon the City to assist us in this regard.

Parents were assuming, unfortunately, that the materials given to the youngsters had been given out through the schools and were also assuming that these ventures had the approval of the school board.

I trust that this letter will complete the picture.

Sincerely,

  
John A. Fraser,  
Director of Education.

TO BE RECEIVED





## Peel Principals' and Vice-Principals' Association

I-S

Hawthorn Public School,  
2473 Rosemary Drive,  
Mississauga, Ont.

January 24th, 1978.

City of Mississauga,  
1 City Centre Drive,  
MISSISSAUGA, ONTARIO.

Attention: Mr. J.D.Murray, Committee Co-Ordinator.

RE: TRAFFIC SAFETY COUNCIL, Your File 179-77:2-77

Gentlemen:

Please be advised that Mr. Myron Bryan  
has been appointed, by the Peel Board of Education  
Principals' and Vice-Principals' Association, as  
representative to the Traffic Safety Council.

We trust this is satisfactory.

Yours truly,

PEEL PRINCIPALS' & VICE-PRINCIPALS'  
ASSOCIATION

:ML

*Helen H. Horn*

(Mrs.) H. Horn,  
President.

<b>RECEIVED</b>	
REGISTRY NO.	1087
DATE	FEB 6 1978
FILE NO.	8-78-78
CLERK'S DEPARTMENT	

<b>ENGINEERING WORKS &amp; BLDG. DEPT.</b>		
<b>RECEIVED FILE</b>		
FEB - 6 1978		
Route To	Initials	Date
J.D.M.	Chen	

✓	TO BE RECEIVED COPY HAS BEEN SENT TO J. MURRAY
---	--



pro bono publico  
"for the public good"

## Ontario Building Official Association Inc.

### OFFICERS

#### PRESIDENT

W. Hewitson, P. Eng.,  
889 Forest Glen Ave.,  
Burlington, Ontario

#### 1ST VICE PRESIDENT

G.H. Fleming, P. Eng.,  
150 Borough Drive,  
Scarborough, Ontario

#### 2ND VICE PRESIDENT

C. Bingham,  
550 Mortimer Ave.,  
Toronto, Ontario

#### SECRETARY

K.A. Cowan, P. Eng.,  
1 City Centre Dr.,  
Mississauga, Ontario

#### TREASURER

T. Powdrill,  
Town Hall,  
Dundas, Ontario

#### IMM. PAST PRESIDENT

G.N. Bilous, P. Eng.,  
50 Centre St.,  
Oshawa, Ontario

#### PAST PRESIDENT

W.R. Hamilton, P. Eng.,  
2000 Weston Road,  
Weston, Ontario

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A. Kidd,  
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City Hall,  
300 Dufferin Ave.,  
London, Ontario

G.A. Korz,  
16 Millen Avenue,  
Hamilton, Ontario

H.G. Wight,  
Municipal Building,  
Hampton, Ontario

J. Van Essen,  
777 Highway #8,  
Stoney Creek, Ontario

A. Wong, P. Eng.,  
17th Floor, East Tower,  
City Hall,  
Toronto, Ontario

A.J. Suprun, P. Eng.,  
Box 601,  
Simcoe, Ontario

R.M. Nathwani, P. Eng.,  
City Hall,  
71 Main St. West,  
Hamilton, Ontario

I-6

January 26, 1978

RECEIVED
REGISTRY NO. 1100
DATE FEB 6 1978
FILE NO. 4-78
CLERK'S DEPARTMENT

Mayor R. A. Searle and  
Members of Council  
The Corporation of the City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

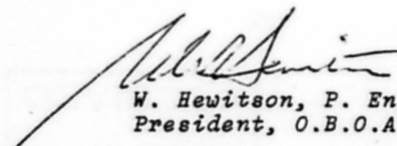
Ladies and Gentlemen:

It is with pleasure that I inform you that your  
Director of Building Standards, Mr. Keith A. Cowan, P. Eng.,  
was re-elected to the office of Secretary at our annual  
meeting on November 3, 1977, in London, Ontario.

The Ontario Building Officials Association is made  
up of over eight hundred members from across the Province  
and is dedicated to the fostering of high standards of  
performance on the part of its members so they may better  
serve their Municipal Councils and the citizens of Ontario.

We are indeed fortunate to have Mr. Cowan serve on  
the Board in this important office.

Yours truly,

  
W. Hewitson, P. Eng.  
President, O.B.O.A.

/ic

✓ TO BE RECEIVED.  
COPY HAS BEEN SENT  
TO W. TAYLOR

The Canadian Council on Social Development  
Le Conseil canadien de Développement social

In reply please quote/Prière de rappeler

February 1978

RECEIVED	
REGISTRY NO.	1229
DATE	FEB 9 1978
FILE NO.	7-78
CLERK'S DEPARTMENT	

I-7

Dear Sir/Madam:

I am writing to you to inform you of a recent publication of the Canadian Council on Social Development which may be of considerable use to you and your city's (or region's) councillors.

The publication is Urban Land Symposia: Proceedings, a report of two regional symposia on urban land policy which took place in the latter part of 1976 (in Calgary and Montreal).

The Canadian Council on Social Development directed these symposia at elected representatives at the federal, provincial and municipal or regional level because elected representatives -- who have to make the crucial decisions about land policy -- are not usually included in the various professional conferences about urban land policy issues. The Symposia were well attended by people from the three levels of government as well as various academics, officials and private consultants and the discussion that resulted was wide ranging and interesting. There was a very effective exchange of views and concerns and most people involved felt that they acquired information they could make use of in their work.

The publication of Urban Land Symposia: Proceedings is intended to bring the debate about urban land policy issues to a larger audience of people and specifically to those at the municipal or regional level who are faced with these important issues on a daily basis.

It would be much appreciated if you would bring this publication to the attention of your municipal (or regional) councillors and your planning committee. A brochure/order form for the publication is enclosed.

Sincerely,

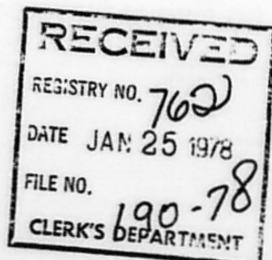
*V. Bachynsky*  
Valerie Bachynsky  
Information Officer

VB:dk  
Encl.

Box/C.P. 3505 Station C Ottawa K1Y 4G1

✓ TO BE RECEIVED.  
COPY HAS BEEN SENT  
TO R. EDMUNDS.

r Général: Pierre Bourdon  
728-1865  
: J. Harvey Perry  
aittee/Président du comité exécutif: Jules Barrière



3341 Winston Churchill Blvd.,  
Mississauga, Ontario  
L5M 2B4

January 12, 1978

I-8

Mayor Ronald A. Searle,  
The Corporation of the City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario  
L5B 1M2



Dear Mr. Mayor:

As an EX- smoker I now am showing allergic reactions to smoke and get sore throats, watering eyes and headaches when exposed to even second hand smoke.

Therefore I would request that you support a Smoking Regulation By-Law to control smoking areas in public places. The owner or manager of the premises should be made responsible for maintaining the By-Law.

Yours truly,

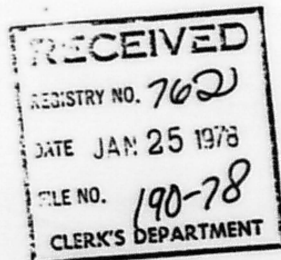
*Yvonne Robinson*

Yvonne Robinson

cc: Fred Hooper - Alderman

TO BE RECEIVED





3341 Winston Churchill Blvd.,  
Mississauga, Ontario  
L5M 2B4

January 12, 1978

I-9



Mayor Ronald A. Searle,  
The Corporation of the City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario  
L5B 1M2

Dear Mr. Mayor:

As a resident of Mississauga I wish to support the Smoking Regulation By-Law.

As a non smoker I am allergic to smoke and am prohibited from attending many public functions because there is no control over smoking and non smoking areas. If I attend I return with a sore throat, bloodshot, watering eyes and a headache to say nothing of my clothes which must be washed or cleaned. Even a brief encounter with smoke causes me to react and I can't breath.

Quite apart from my personal reactions to smoke, I strongly object to smokers in supermarkets and clothing stores who drop their ashes over the items I'm about to purchase to say nothing of the fire hazard they pose in some stores.

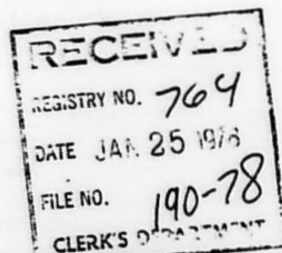
Please protect my God given right to breath clean air by setting up controled areas for smoking in public places with the onus for enforcing the by-law on the management of the premises.

Yours truly,

*Eric Robinson*  
Eric Robinson

cc: Fred Hooper, Alderman

TO BE RECEIVED



I-10

Mayor Ronald A. Searle,  
The Corporation of the City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario  
L5B 1M2

3341 Winston Churchill Blvd.,  
Mississauga, Ontario  
L5M 2B4

January 16, 1978



Dear Mr. Mayor:

I am a non smoker who requests that support be given to the pending Smoking Regulation By-Law.

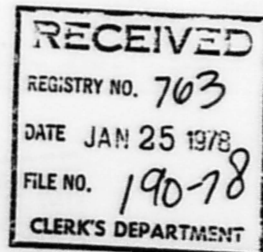
When exposed to smoke my eyes water and I get headaches. Because there are no controls on smoking areas in public places there are few areas where I can escape the smoke. Please bring into force a law to protect the non smokers right to breath unpolluted air by setting up controled smoking areas. The management of the premises should be responsible for enforcing the by-law since they would have the right to evict non conformers.

Yours truly,

Terry Robinson

cc: Fred Hooper - Alderman

TO BE RECEIVED



1081 Kingsholm Drive,  
Mississauga, Ontario

January 16, 1978

I-11



Mayor Ronald A. Searle,  
The Corporation of the City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario  
L5B 1M2

Dear Mr. Mayor:

I wish to voice my support for the Toronto Smoking Regulation By-Law and hope that Mississauga will follow suit as soon as possible.

I find second hand smoke most objectionable as it causes me headaches, sore throat and coughing.

I feel areas for smokers should be set aside in public areas and the management for the premises made responsible for enforcing the law. In grocery and clothing stores I feel there should be a total ban against smoking.

Please support the Smoking Regulation By-Law.

Yours truly,

*Diane Gaanderse*  
(Mrs.) Diane Gaanderse

TO BE RECEIVED

BONNY A. M. MACFARLANE, M.D., C.M.

1333 Bloor Street East, Apt. 1805,  
Mississauga, Ontario, L4Y 3T6

January 16, 1978

I-12

Mayor Ron Searle and  
Members of Council,  
City Hall,  
MISSISSAUGA, Ontario.

Dear Mayor Searle:

I sincerely hope that City Council passes the  
by-law restricting smoking in public places in  
Mississauga as I feel this would serve as an example  
to youth that smoking is an unhealthy habit. I would  
also recommend that Mississauga give a reduced tax  
incentive to restaurant owners who provide non-smoking  
areas in their facilities.

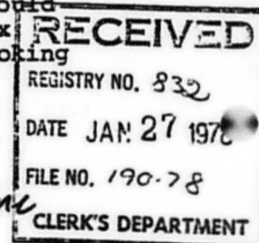
Yours sincerely,

*Bonny MacFarlane*

BAMM/c

Bonny A. M. MacFarlane, M.D.

c.c. The Non-Smokers Rights Association  
Suite 404  
455 Spadina Avenue  
Toronto, Ontario.



TO BE RECEIVED



LETTER RETYPED FOR REASONS OF LEGIBILITY / KF

I-13

January 20, 1978

Dear Sir:

Please pass the smoking by-law in Mississauga. Its a great place to live now, make it a great place to breath.

Thank you.

Mrs. Margaret Williamson  
Confederation Parkway

TO BE RECEIVED

15 LaRosa Ave., Apt. 708  
Weston, Ontario, Canada  
M9P 1A7

JAN 22/78

<b>RECEIVED</b>	
JAN 27 1978	DATE JAN 27 1978
FILE NO. 190-78	DEPARTMENT
MAYOR'S OFFICE	

**I-14**  
MAYOR R. A. SEARLE AND COUNCIL MEMBERS  
CITY OF MISSISSAUGA  
1 CITY CENTRE DRIVE  
MISSISSAUGA, ONTARIO L5B 1M2

DEAR MAYOR & COUNCIL MEMBERS:

REGARDING THE PROPOSED MISSISSAUGA BY-LAW RESTRICTING SMOKING IN CERTAIN PUBLIC PLACES, I'M SURE YOU'VE ALL HEARD THE ARGUMENTS BOTH FOR AND AGAINST. HOWEVER, I'M WRITING AS IT'S IMPORTANT THAT YOU BE AWARE OF HOW MANY PEOPLE DISLIKE OTHER PEOPLE'S TOBACCO SMOKE. INTERESTINGLY, EVEN SOME SMOKERS DISLIKE OTHER PEOPLE'S SMOKE (CIGARETTE SMOKERS DISLIKING CIGAR SMOKE). THAT BEING THE CASE, YOU CAN NO DOUBT APPRECIATE HOW IRRITATING TOBACCO SMOKE IS TO THOSE WHO ARE ALLERGIC TO SMOKE OR THE LARGER GROUP WHO HAVE NOT "LEARNED HOW TO SMOKE" i.e. NON-SMOKERS.

TO SUBSTANTIATE MY CLAIM ABOVE, I ENCLOSE 2 ARTICLES

- (1) ASH NEWSLETTER JULY-AUG/76  
SURVEY OF 12000 US ADULTS ON TOBACCO
- (2) TORONTO STAR APR 23/77  
GALLUP POLL "TWO THIRDS WOULD LIMIT SMOKING IN RESTAURANTS"

IN ADDITION I ENCLOSE AN ARTICLE FROM ASH COMMENTING ON THE SO-CALLED "PROBLEM" OF ENFORCEMENT

AS A NON SMOKER WHO SUFFERS IRRITATION FROM AMBIENT TOBACCO SMOKE, PLEASE PASS A BY-LAW TO PROTECT MY RIGHT TO CLEAN AIR.

YOURS TRULY

Edward T. Flis

P.S. PLEASE ENSURE THAT THE COUNCIL MEMBERS HAVE AN OPPORTUNITY TO PERUSE THE ENCLOSURES

TO BE RECEIVED

NEWSLETTER



1-14-a  
**A S H**  
ACTION on SMOKING & HEALTH

THE LEGAL ACTION ARM OF THE ANTI-SMOKING COMMUNITY

VOLUME VI, NUMBER 4

© 1976 ASH

JULY-AUGUST, 1976

### ★ LEGISLATORS' VIEWS ON SMOKING SURVEYED

The District of Columbia Interagency Council on Smoking and Health, with the cooperation of Action on Smoking and Health, has prepared and distributed a questionnaire to determine the attitudes of members of Congress on issues related to smoking and health. You may wish to write to your Senators and Congressman asking them to cooperate with the survey.

The form is based on questions asked by the U.S. Public Health Service in its most recent survey of approximately 12,000 American adults (see May-June 1976 ASH Newsletter). The questionnaire presents seven statements related to smoking and asks the legislator whether he or she agrees or disagrees with the statement. Below each statement is the percentage of adult Americans — including separate figures for smokers and nonsmokers — who agreed with the statement according to the U.S. Public

Health Service. The questionnaire also asks each legislator whether he or she is a nonsmoker, former smoker, or current smoker of cigarettes.

Because other individuals or organizations may wish to make a similar survey, Action on Smoking and Health is reprinting the survey form in this Newsletter, and granting permission to duplicate or reproduce it. ASH would be interested in receiving the results of any similar surveys of state legislators or local council members.

Although ASH agrees with the D.C. Interagency Council that "it would be appropriate to determine to what extent the views of [legislators] coincide with those of the public on these vital issues", nothing in this Newsletter should be construed as supporting any candidate for public office, or of advocating the passage or defeat of any particular legislation.

FOR REPORT :

"ADULT USE OF TOBACCO - 1975"

WRITE :

DEPT. OF HEALTH, EDUCATION + WELFARE  
PUBLIC HEALTH SERVICE  
CENTRE FOR DISEASE CONTROL  
ATLANTA, GEORGIA 30333

ACTION ON SMOKING AND HEALTH  
P.O. BOX 19556  
WASHINGTON, DC. 20006

I-14-b

## SURVEY OF LEGISLATIVE ATTITUDES ON SMOKING

As part of the largest, the most recent, and the most definitive study ever made of American attitudes related to smoking, a carefully selected random sample of approximately 12,000 adult Americans were asked whether they agreed or disagreed with each of the following statements. Below each statement we have indicated the percentage of the total adult population — and of current smokers and current nonsmokers — who agreed with each statement, according to the U. S. Public Health Service in its "Adult Use of Tobacco 1975" (figures shown are those reported by the U. S. Public Health Service or calculated from tables supplied with the report). Please indicate your own response below each statement.

- (1) CIGARETTE SMOKING IS ENOUGH OF A HEALTH HAZARD FOR SOMETHING TO BE DONE ABOUT IT.  
[84% of all adult Americans (90.2% of nonsmokers, and 71.8% of smokers) AGREE]  
I agree \_\_\_\_\_ I disagree \_\_\_\_\_ I don't know or have no opinion \_\_\_\_\_
- (2) CIGARETTE SMOKING FREQUENTLY CAUSES DEATH AND DISEASE.  
[82% of all adult Americans (87.7% of nonsmokers, and 70.8% of smokers) AGREE]  
I agree \_\_\_\_\_ I disagree \_\_\_\_\_ I don't know or have no opinion \_\_\_\_\_
- (3) IT IS ANNOYING TO BE NEAR A PERSON WHO IS SMOKING CIGARETTES.  
[63% of all adult Americans (77% of nonsmokers, and 34.8% of smokers) AGREE]  
I agree \_\_\_\_\_ I disagree \_\_\_\_\_ I don't know or have no opinion \_\_\_\_\_
- (4) THE SMOKING OF CIGARETTES SHOULD BE ALLOWED IN FEWER PLACES THAN IT IS NOW.  
[70% of all adult Americans (80.1% of nonsmokers, and 51% of smokers) AGREE]  
I agree \_\_\_\_\_ I disagree \_\_\_\_\_ I don't know or have no opinion \_\_\_\_\_
- (5) THERE SHOULD BE STRONGER FEDERAL GOVERNMENT REGULATIONS CONCERNING CIGARETTE SMOKING.  
[56.5% of all adult Americans (63.7% of nonsmokers, and 42.4% of smokers) AGREE]  
I agree \_\_\_\_\_ I disagree \_\_\_\_\_ I don't know or have no opinion \_\_\_\_\_
- (6) MANAGEMENT SHOULD HAVE THE RIGHT TO PROHIBIT SMOKING IN THEIR PLACE OF BUSINESS:  
[78% of all Americans (84.7% of nonsmokers, and 71.3% of smokers) AGREE; However, a minority in each category (21.6% of all adult Americans, 24.1% of all adult Americans, 24.1% of nonsmokers, and 24.1% of smokers) feel that management should have this right only if there is a safety hazard. But 56.7% of all adult Americans (60.6% of nonsmokers, and 47.2% of smokers) believe management should have this right even if no safety hazard exists.]  
Management should have the right *even if there is no safety hazard* \_\_\_\_\_  
Management should have the right *only if there is a safety hazard* \_\_\_\_\_  
Management should not have the right under any circumstances \_\_\_\_\_  
I don't know or have no opinion \_\_\_\_\_
- (7) CIGARETTE ADVERTISING SHOULD BE STOPPED COMPLETELY.  
[56% of all adult Americans (62.5% of nonsmokers, and 42.6% of smokers) AGREE]  
I agree \_\_\_\_\_ I disagree \_\_\_\_\_ I don't know or have no opinion \_\_\_\_\_
- (8) HOW WOULD YOU CLASSIFY YOURSELF TODAY IN TERMS OF THE SMOKING OF CIGARETTES?  
NOTE: The U. S. Public Health Service survey reported the responses of "smokers" and "non-smokers," defined only in terms of their consumption of cigarettes.  
[Of all adult men, 31.48% never smoked cigarettes, 29.18% are former smokers of cigarettes, and 39.33% are current smokers of cigarettes.]  
[Of all adult women, 56.58% never smoked cigarettes, 14.52% are former smokers of cigarettes, and 28.89% are current smokers of cigarettes.]  
NEVER SMOKED (smoked less than 100 cigarettes in my lifetime) \_\_\_\_\_  
FORMER SMOKER (smoked more than 100 cigarettes but have now stopped) \_\_\_\_\_  
CURRENT SMOKER (now smoking cigarettes) \_\_\_\_\_  
[NOTE: These categories refer only to your consumption of cigarettes]
- (9) ANY ADDITIONAL COMMENTS:

Name of Legislator - Printed

District or County

Legislator - Signature

Staff Member we may Contact for Verification



## 7 per cent want smoking ban

A Gallup Poll shows that 17 per cent of Canadians want smoking banned in restaurants. 30 per cent want no change and 49 per cent favor separate areas for smokers. A2

I-14-c

### Gallup Poll

# Two-thirds would limit smoking in restaurants

$$49\% + 17\% = 66\%$$

Two out of three Canadians questioned in a recent Gallup Opinion Poll would prefer special non-smoking areas in restaurants.

Interviews were conducted with 1,033 adults over 18 years of age across Canada in their homes during the first week of March.

Of these, 49 per cent said there should be separate areas for smokers, 30 per cent want no change in present practices and 17 per cent want smoking banned in restaurants.

The poll, undertaken by the Canadian Institute of Public Opinion, showed women are slightly more inclined to approve of separate areas for smokers than men.

The question asked was:

"There has been some discussion recently about smoking in restaurants. Here are three suggestions. Would you tell me which one you would prefer:

"Provide smoking and non-smoking areas in restaurants so customers may choose."

"Ban all smoking in restaurants."

"Or leave things as they are with no restrictions on smoking?"

	Provide separate areas	Ban all smoking	Leave as at present	No opinion
NATIONAL	49%	17%	30%	4%
Atlantic Provinces	58	13	28	1
Quebec	38	20	37	5
Ontario	52	18	28	2
Prairies	56	13	28	5
British Columbia	52	17	27	4
Men	46	18	32	4
Women	52	17	28	3
18 to 29 years	51	15	33	1
30 to 49 years	49	17	32	2
50 years and over	47	20	28	5

## EXECUTIVE DIRECTOR'S REPORT

I-14-d

### THE "PROBLEM" OF ENFORCEMENT

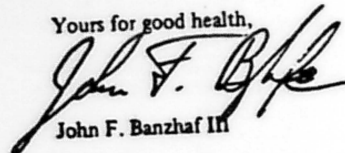
There seems to be growing recognition of the problems unrestricted cigarette smoking poses for nonsmokers and of the reasonableness of protecting the nonsmoker from second-hand tobacco smoke. However, many people, some well-intentioned, oppose nonsmokers' rights legislation or regulations because of the problem of enforcement. They claim it is impossible to enforce the rules, and some analogize them to restrictions on smoking marijuana, private sex acts between consenting adults, etc.

Experience, however, is beginning to indicate to the contrary. If the laws or regulations require clear and conspicuous signs to be posted, it seems that the majority of smokers will comply. Due allowance must usually be made during a period of adjustment, however, since most smokers are not in the habit of looking for signs regulating smoking, and many smoke virtually without being aware of it. Compliance by even a substantial majority is, of course, far better than no restrictions at all, and no one has seriously suggested abolishing laws prohibiting littering, spitting, etc., simply because compliance and enforcement are less than total.

Secondly, it appears that where clear no-smoking signs are posted more and more nonsmokers are willing to go up to a smoker to request or demand compliance. Such actions substantially increase compliance and limit violations to hard core refusers. For them, we have found that the most effective technique is for the law or regulation to put the burden of enforcement on the owner or manager of the establishment. Thus, with voluntary compliance, nonsmoker assertiveness, and manager enforcement, a very high degree of compliance can probably be obtained, at least in the long run. Detractors should be reminded that unlike marijuana and sex laws where the crimes have no immediate victim and are committed in private, violations of no-smoking rules victimize all nonsmokers in the vicinity, and are committed in public where enforcement does not raise issues of invasion of privacy, etc.

So, the next time somebody tells you no-smoking rules can't work, show him why they can, and perhaps we'll win another convert!

Yours for good health,

  
John F. Banzhaf III



FIRST CLASS MAIL

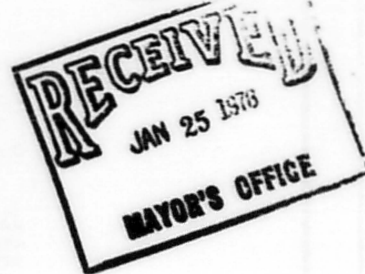


Edward T. Flis  
15 LaRose Ave., Apt. 708  
Weston, Ontario M9P 1A7

January 23, 1978

I-15

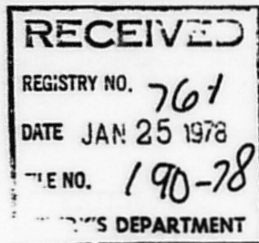
Mayor Searle and  
Members of Council,  
City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario L5B 1M2.



My husband and I wish to register our support  
of the proposed by-law for Mississauga to regulate  
smoking in public areas.

We are new residents in Mississauga and find much  
to be happy about our move, particularly the possibility  
of being able to "breathe easier".

Because of allergies to smoke I have had to limit  
my participation in activities which entailed committee  
meetings where smokers were inevitable. Now that we  
are involved in condominium living we will be able  
to contribute at meetings if this bylaw is passed.



Yours for cleaner air,

Mrs. Elsie Stiles

Mr. & Mrs. D. K. Stiles  
1515 Lakeshore Road E., P.H.2  
Mississauga, Ontario  
L5E 3E3

TO BE RECEIVED

I-16

85 Hollyrood Heights Drive  
Mississauga, Ontario  
L5G 2H2  
January 24, 1978



Mayor Ron Searle  
City Hall  
Square 1  
Mississauga, Ontario

Dear Mayor Searle:

RE: By-law to regulate smoking in public areas

As you know, the Canadian Medical Association says that "smoking represents an unrivalled tale of illness, disability and death"—and this has become a major issue of our times.

The World Health Organization says that more than 15% of the population react with discomfort to second-hand tobacco smoke, and that the reaction may be serious for those with allergic, cardiac, or respiratory diseases, and that others may and do endure headaches, nasal irritation, watering and burning eyes.

Further, there are indirect costs to smoking: lost productivity of smokers who are sick more often for longer periods than non-smokers and whose life expectancy is as much as 8 years lower; the costs of victims of cancer and other smoke-caused diseases who leave families requiring social assistance. It is, indeed, now considered that the costs of smoking far outweigh all the revenues from tobacco tax.

Non-smoking legislation has been passed in thirty of the United States, and in Europe. Sixty-five percent of seats in airlines in the United States must be reserved for non-smokers. In the United States a tough federal law controlling smoking on public transit is in force.

It is no longer possible to permit a minority of people to force their dangerous and filthy habit on the majority. There is no longer any reason for the unhappy and silent majority to be forced to smoke someone else's cigarette, and suffer worse results (it has been established that sidestream smoke, which is what hits the innocent bystander, is much more lethal than that which the smoker inhales.) Smoking is a deadly poison, and it is time that the City Government took steps to protect us, the majority, from the insult to our bodies by the minority.

You do not permit spitting on innocent bystanders in public places. Why, then, do we permit smoking? If people wish to spit in private on their own floors and dirty their own homes, or foul up their own air with poison, let them. But keep my air (which I have a perfect right to use, and for which I pay copious taxes) pure.

Never mind whether the law will be hard to enforce. Enough people will be glad to get behind the act, and work towards legal enforcement of their rights.

Yours very sincerely,

*A. M. Ebeltwhite*  
Mrs. A. M. Ebeltwhite

TO BE RECEIVED



# Driver ignored man's plea as smoker was king of his bus

★ IT WAS 6 p.m. last Sept. 9, when I boarded a bus at the Toronto terminal for Trenton. It was an express coach.

People were smoking, despite the signs. It got so bad I approached the driver and asked: "Would it be too much to ask that there be no smoking at the front of the bus?"

He replied, "Okay," and reached for his microphone. I returned to my seat, then saw that another driver, standing at the front and conferring with the bus operator, was smoking.

This bus was a chartered machine from Liftlock Coach Lines, operated by Voyageur during a rush period.

The second driver was giving instructions to the first.

No action was taken to my request, so I told the second driver: "I wasn't referring to you; it's the people around me." I just thought an announcement could be made.

He replied the last time he made such an announcement to passengers he got a smack on the mouth and had no intention of asking for the same treatment.

So I returned to my seat and endured the smoke, which made me sick by the time we reached Trenton.

When the driver, despite my request, refused to enforce the "no smoking" regulation, and chose instead to cater to those passengers who flagrantly disobeyed the signs, would it be possible for me at least to get back my fare, because of the discomfort I was forced to endure?

Wayne Vance, Gerrard St. E.

★ THERE IS NO way to enforce no-smoking regulations on trains, planes, or buses.

Just ask waitresses, managers, or stewardesses.

The smokers ignore the rules when they wish. And how often do you see the aircraft captain, the train conductor or the bus driver lay down the law to the cigarette or cigar smoker?

Not very often.

And in this case, we got nowhere with Voyageur Colonial, whose driver, according to Liftlock Coach Lines, which rented the bus, was in charge.

We first wrote them Sept. 16, and thereafter tried by letter and tele-

## Star Probe

BY ROD GOODMAN



I-16-a

Got problems? Need help? Call Star Probe, 367-2345  
Or write Star Probe at The Star, One Yonge St., Toronto M5E 1E6

phone calls to get some sort of reply.

The only reply we got (and we got it at least three times from Voyageur) was that its men would call us for sure.

He has yet to call us, and it leaves little room for speculation now. Voyageur, after 3½ months, does not intend to reply to this query.

Needless to say, it apparently does not intend to give anything back to our reader who tried to blow the whistle on smokers.

WHY SHOULD THIS  
MAN BE FORCED  
TO SUCK IN  
ANOTHER MAN'S  
(MEN'S)  
POISONOUS  
EXHAUSTS??

THIS IS A TOTALLY  
UNSATISFACTORY  
SITUATION!!

IT IS ABOUT TIME  
TO GET THIS  
STRAIGHTENED AWAY  
ONCE AND FOR ALL.

I-17

RE-TYPED FOR REASONS OF LEGIBILITY / KF

January 25, 1978

Dear Sir:

Please support the non-smoking by-law.

My husband and I are both violently allergic to tobacco smoke:  
our eyes burn, we choke and cough.

Needless to say, the mere smell of tobacco smoke is offensive.  
To be in a confined space (such as an elevator) with a smoker  
is an uncomfortable and regrettably frequent occurrence.

Surely smokers could amply satisfy their urges in private or  
in the outdoors where others are not forced to inhale their  
carcinogens with them. Direct public action to restrict smoking  
may also help to save the young people from starting this habit.

Yours truly

D. Saxe

RR 3

Streetsville

TO BE RECEIVED

# THE MISSISSAUGA HOSPITAL



I-18

A. J. C. O'MARRA  
Chairman of The Board

100 QUEENSWAY WEST  
MISSISSAUGA, ONTARIO L5B 1B8  
(416) 279-7330

MERRITT G. HENDERSON, C.A.  
President

January 28, 1978

<b>RECEIVED</b>	
REGISTRY NO.	993
DATE	FEB 2 1978
FILE NO.	190-78
CLERK'S DEPARTMENT	

Mr. R. Searle,  
Mayor, City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario.

Dear Mr. Searle:

I would like to offer the support of my Society to the proposed ban on smoking in public places.

Although the enforcement of such a ban may be difficult, I feel the principle is worth supporting.

In The Mississauga Hospital, we already have restricted smoking in certain areas, and no longer sell tobacco products in our gift shop run by the Auxiliary of the hospital.

A person's right to smoke, if they so choose, is not in question - merely the place in which they do so - and the exposure of other innocent parties, with a concomitant effect upon their health and well-being, is my main concern.

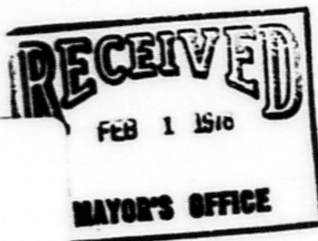
Yours sincerely,

*R. Kelly, M.D.*

R.G.M. Kelly, M.D., F.R.C.S.(C.)  
President,  
Mississauga Hospital Medical Society.

RGMK/bws

(Dictated but not read.)



TO BE RECEIVED

I-19

MR. & MRS. J.C. OLSEN

1053 HENLEY ROAD, MISSISSAUGA, ONTARIO.

January 31, 1978

Mr. Ron Searle, Mayor,  
City of Mississauga,  
City Hall,  
Mississauga, Ont.

Dear Ron:

We understand that Council is presently considering a smoking control bylaw, somewhat along the lines of Toronto's.

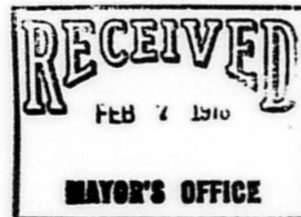
May we please advise you of our support to any effort which will ensure the passage of an adequate bylaw to control the effects of smoking in public places.

Yours. very truly:

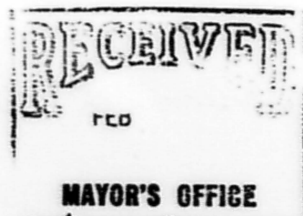
*J.C. Olsen*

J.C. Olsen, P.Eng.

JCO:fd



TO BE RECEIVED



620 Weymouth Cr.  
Oakville Ont.  
L6L4G7

Jan. 27, 1978 I-20

Mayor Ron Seale and Members  
of Mississauga City Council  
City Hall,  
Mississauga, Ont.

I have worked in Mississauga for the  
past 5 years. I am writing to you  
in support of a bylaw restricting  
smoking in public places.

I understand that Council is considering  
passing one of two versions of such a  
bylaw. I am in favor of a bylaw  
patterned after the one recently  
enacted by the City of Toronto. Such  
a bylaw, I believe, is not illegal,  
and Sydney Handelman, when he  
had responsibility for the Municipal Act,

TO BE RECEIVED



expressed that opinion in writing.

I-20-a

The more comprehensive version would restrict smoking in hospitals, banks, and other public places, in addition to retail stores. This, I feel, serves the public's right to clean air better.

Although I live in Oakville, I work in Mississauga and use many of Mississauga's services, such as banks, hospital services, and shopping.

I trust that Council will give this matter serious consideration.

Yours truly,

Robert W. Tilton

ROBERT W. TILTON

I-21  
153 Vodden Street,  
Brampton, Ontario, L6V 1M6,  
January 30, 1978.

Mayor Ronald A. Searle and Members of Council,  
City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario, L5B 1M2.

Gentlemen:

I am very happy to learn that you are considering passing a bylaw to limit smoking in public places.

While my residence is in Brampton, I work in Mississauga, as a Science teacher at Applewood Heights Secondary School.

At our school, we in the Science Department have been waging a somewhat low-key campaign against smoking by students. Two unexpected results have been, first, the enthusiastic support received from the non-smoking students, and second, that two science teachers who used to smoke have stopped!

If this bylaw is passed, it will support our efforts on behalf of the health and comfort of our students. It will help to show that smoking is not the socially accepted thing to do, in adult or teen circles. This is especially important, since adolescents, in spite of their reputation for rebellion, are the most conforming segment of the population.

Enforcement, I believe, will be no problem, since most smokers are citizens who wish neither to disobey any laws nor to offend anyone. The bylaw is necessary only for a small minority.

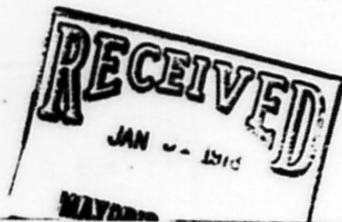
The bylaw in Toronto seems to be working well, as far as I have seen. I am sure a similar one in Mississauga will work as well.

Thank you very much for your attention.

Yours sincerely,

*Alan W. Craig*

Alan W. Craig.



TO BE RECEIVED

I-22

36 Nancy McCredie Drive  
Brampton, Ontario

January 31, 1978

Mayor Ronald Searle  
The Corporation of the City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Dear Mayor Searle,

As a frequent shopper in Mississauga and one who enjoys dining at restaurants in that area, I am writing to you in regard to the proposed by-law to regulate smoking in public areas in Mississauga.

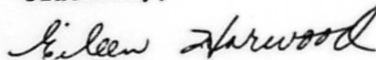
As a non-smoker, I thoroughly object to standing in a check-out line in a grocery store or trying to enjoy dinner in a restaurant while wafts of smoke drift by me. Second-hand smoke is not only annoying, it also causes my eyes to become red and teary, I begin coughing and my clothes reek of cigarette smoke.

At various times I have politely asked a smoker to refrain from smoking but to no avail.

The only possible solution is to limit smoking in public places to designated areas. In this way the smokers can pollute their air and lungs if they so wish and the rights of we non-smokers to breath clean air will be satisfied.

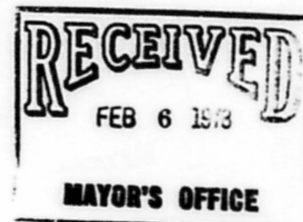
Thank you for your co-operation in this matter.

Sincerely,



Eileen Harwood

EH:ds



TO BE RECEIVED

I-23

## Public helped to change Carroll's mind on smoking

By PHIL LeSAUVAGE  
Record Staff Writer

Not only has Waterloo Mayor Marjorie Carroll given up smoking, she's changed positions on anti-smoking legislation.

But there's no relationship between the two, she says.

The decisive factor has been the public reaction to Waterloo's proposal to enact an anti-smoking bylaw.

When she cast the deciding vote last fall against adopting in principle a bylaw based on Toronto's far-ranging law, Carroll said public pressure would do more to stop public smoking than legislation.

Besides that, she believed, on the advice of the city solicitor, that the Toronto bylaw wouldn't stand up in court. And she didn't want

Waterloo going to court if its bylaw was challenged.

Now, she has her mind set on a bylaw somewhere between nothing and the comprehensive Toronto version.

Why the change?

"It's what our citizens want. If I ever lose the capacity to compromise . . . I'm in a bad stead," she said Wednesday.

It's amazing the number of letters I've received," she added.

The reaction has been "almost totally positive except for some of the merchants," she said.

As for the legality, she said the chances of ending up in court are "pretty remote with the kind of bylaw I'm prepared to support." And she would like to see Kitchener enact similar legislation to avoid confusion in the Twin Cities.



MARJORIE CARROLL  
... now favors bylaw

The mayor, clerk and Ald. Bob Cruise, chairman of the legislative and personnel committee, will sit down soon and draw up several "packages" to offer council. They should be brought before council within a few weeks.

In the meantime, Carroll and her husband, Glenn, are still managing to stick to their New Year's no-smoking resolution.

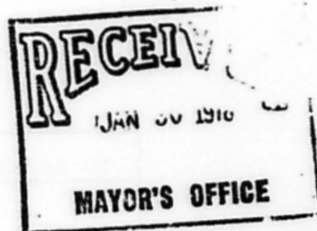
Part of that resolution was that they wouldn't be "righteous reformed smokers."

However, she's been told "it takes about two years, then automatically you become one."

EXTRACT FORWARDED BY

NON-SMOKERS' RIGHTS ASSOC.

TO BE RECEIVED





City of Mississauga

MEMORANDUM

I-24

To MAYOR AND MEMBERS OF COUNCIL

From L. M. McGILLIVARY

Dept. \_\_\_\_\_

Dept. CLERKS

February 9, 1978

Re: File 118-78  
LIQUOR LICENCE BOARD OF ONTARIO

Correspondence has been received from the Liquor Licence Board to Ontario advising of applications for the issuance of liquor licences with respect to the following establishments within the City of Mississauga:

1. RED WAGON RESTAURANT, 3635 Cawthra Road
2. SIT 'N EAT RESTAURANT, 2903 Derry Road East

L. M. McGillivary  
Deputy City Clerk

/kf

TO BE RECEIVED





The Regional Municipality of Peel

I-25

January 19, 1978

City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Attention: Mrs Joan J. LeFeuvre  
Committee Co-ordinator

RECEIVED	
REGISTRY NO.	620
DATE	JAN 25 1978
FILE NO.	17-78
CLERK'S DEPARTMENT	

Dear Mrs LeFeuvre:

Regarding Zamboni ice resurfacers, I have talked with Mr Don Gahan, the senior executive at the SMI plant in Mississauga. He explained to me that beginning in 1977, Zamboni machines sold in Canada have been made in Bathurst N.B. The belief that they are still imported from California came from a poorly researched article in the Sunday Star, and, I am told that a correction is in the works. I am also lead to believe that significant improvements have been achieved as a result of manufacture in Canada.

SMI has a presence in Mississauga, even though it is only a sales, service and overhaul depot. Since all their Canadian manufacturing, of Zambonis, and of many other snow-handling machines, is concentrated in Bathurst, N.B., there is no need for them to have another plant in Ontario. Indeed, it would be poor image on our part to attempt to attract an industry out of the Maritimes.

In conclusion, it is no longer true that Zambonis are imported from California. Mr Gahan spoke enthusiastically

/Cont'd.....

TO BE RECEIVED

I-25-a


Mrs Joan J. LeFeuvre  
City of Mississauga

January 19, 1978

- 2 -

about the effectiveness of the Mississauga location of  
his enterprise. Incidentally SMI as a name was derived  
from Snow Machine Industries.

Yours very truly,



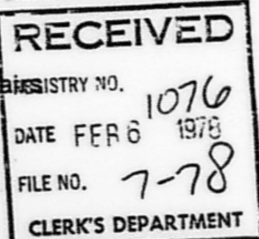
William J. Mosley, P. Eng.  
Industrial Development Officer

WJM/tc



Office of the  
Treasurer  
of Ontario

Ministry of Treasury  
Economics and  
Intergovernmental Affairs



Frost Building  
Queen's Park  
Toronto, Ontario  
416/965-6361

January 24, 1978

To all Municipal Clerks, Clerk-Treasurers:

It is felt that it might be helpful if, periodically, the Government was to remind municipalities of the procedures for dealing with emergencies which are beyond the resources of the local municipality.

In an emergency situation such as severe flooding, wind storm perhaps involving extensive damage to property and injury or death to persons in a municipality, the prime responsibility rests with the municipal council to act. If however, additional resources beyond its ability to supply are required i.e. men, equipment, food, shelter, etc. then the Province may be called upon by the council of that municipality for help.

To facilitate the provision of such assistance, the Government developed the "lead ministry concept". Quite simply, this means that certain key ministries have been given the responsibility for co-ordinating the response of the Government of Ontario to specific types of emergencies. The designated ministries and their areas of responsibility are:

ENERGY

- 1) Ontario Hydro

ENVIRONMENT

- 1) Spills of chemicals, oil or other contaminants or toxic agents
- 2) gas or oil pipeline breaks

HEALTH

- 1) Epidemics

LABOUR

- 1) Nuclear reactor accident with off-site effects
- 2) Heavy water plant accident with off-site effects

TO BE RECEIVED

.../2

I-26-a

- 2 -

NATURAL RESOURCES

- 1) Flood
- 2) Forest Fire

SOLICITOR GENERAL

- 1) Major air crash
- 2) Other peace-time emergencies
- 3) War emergency


TREASURY, ECONOMICS AND  
INTERGOVERNMENTAL AFFAIRS

- 1) Funding and co-ordination of extraordinary Provincial expenditures on emergencies.

As stated, in an emergency situation, it is the prime responsibility of the municipal council to act. The request for assistance should be directed through the local Ontario Provincial Police office. Each office has been instructed in such cases to contact the O.P.P. headquarters in Toronto, who in turn will contact the appropriate ministry through a designated duty officer.

Coping with recent snowstorms serves to remind us that emergencies can be "just around the corner". Both levels of government would be well advised, therefore, to familiarize themselves once again and periodically with the procedures that have been implemented to deal with such emergencies.

Yours sincerely,



W. Darcy McKeough  
Treasurer of Ontario



I-27

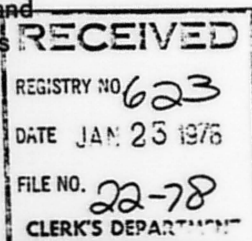
Office of the  
MinisterMinistry of  
Transportation and  
Communications

416/965-2101

Ferguson Block  
Queen's Park  
Toronto Ontario

January 19, 1978

Mr. L.M. McGillivray  
Deputy City Clerk  
Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2



Dear Mr. McGillivray:

I wish to acknowledge receipt of your letter of December 21, 1977 advising of City Council's Resolution No. 736. Please convey my thanks to Council for its approval of the Highway 403 proposals through the City of Mississauga. We are pleased that the city's concerns have been resolved to our mutual satisfaction by the inclusion of berms and the lowering of the grade of the highway.

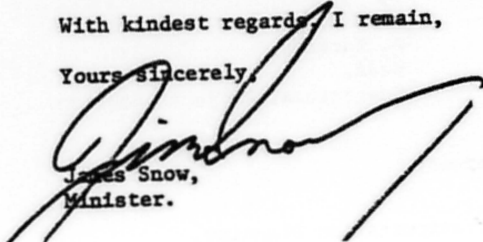

In regard to the Council's conditions attached to the approval, be advised that the Ministry will provide berms or a combination of cut and berm to meet the noise attenuation requirements of the Ministry of the Environment. These will be provided from the CPR line to Cawthra Road on the south and from the CPR line to Highway 10 on the north side. The basic design will utilize the 15' difference between the top of the berm and the roadway surface with possible minor variations for contouring where it can be shown that noise attenuation standards are met.

The Ministry will construct Creditview Road on the new alignment and will assume 100% of the cost from grade point to grade point as is the usual policy for grade separations and crossing roads with new freeways. The city will be responsible for part of the work required to connect temporarily the new alignment to existing Creditview Road by upgrading McConnel Road. In addition, the city will have to ensure that new Creditview Road, south of Highway 403, will be constructed by the time of the Creditview Road structure construction in order to close existing Creditview Road.

The grade separations on Highway 403 proposed by the city at Central Parkway East, Confederation Parkway, Glen Erin Drive and, subsequently Ridgeway Drive, involve locations where through roads do not exist and would presumably be constructed as development proceeds. We recognize Council's interest in resolving the status of these proposed crossings and I will write to you again when the matter has been fully assessed.

With kindest regards, I remain,

Yours sincerely,

  
James Snow,  
Minister. TO BE RECEIVED.  
COPY HAS BEEN SENT  
TO W. TAYLOR.



I-28



Ontario

(416) 248-3785

Ministry of  
Transportation and  
Communications

Transit Office,  
1201 Wilson Avenue,  
3rd Floor, West Tower,  
Downsview, Ontario  
M3M 1J8.  
File No. T-522

February 3, 1978

Mr. Terence L. Julian,  
Municipal Clerk,  
City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario.

Dear Sir:

In April of last year a letter outlining the Ministry's Urban Transit Service Area concept (U.T.S.A.) was sent to each municipality in Ontario which operates a transit system.

In order to proceed with the implementation of this concept, the Transit Office has prepared an urban transit service area for your municipality. Based on available information on file, we feel that the U.T.S.A. should encompass the area outlined in red on the attached plan. Unless otherwise noted on the plan, we assume that all of your existing service operates totally within the U.T.S.A.

Under the U.T.S.A. concept the existing transit service will continue to be eligible for provincial subsidy as will any future service operating totally within the U.T.S.A. However, any future service external to the U.T.S.A. boundary will be subject to Ministry evaluation regarding eligibility for subsidy. If, in the future, urban development occurs, consideration will be given to expanding the U.T.S.A.

In order that we may proceed with final documentation, we would appreciate your concurrence with this proposal. Should you have any questions, additional data or comments please do not hesitate to contact Larry Ellerker of this office.

If no response is received by March 1st, 1978, we will assume that our proposal is acceptable to your municipality.

Yours truly,

✓ REFERRED TO

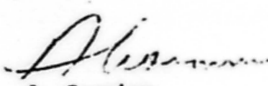
TRANSIT AUTHORITY

AC/LJE/bh

Attach.

cc: Mr. Ed J. Dowling, General Manager,  
Mississauga Transit.

Mr. D. Thwaites, Director of Transportation Planning,

  
A. Cormier,  
Head,  
Operational Projects Section.





I-29

Office of the  
MinisterMinistry of  
Transportation and  
Communications

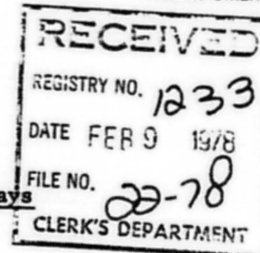
416/965-2101

Ferguson Block  
Queen's Park  
Toronto Ontario

February 1st, 1978.

Councils, Planning Boards,  
Land Division Committees and  
Committees of Adjustment.Re: Consent Applications on Provincial Highways

Dear Sir or Madam:



As you are probably aware, proposed severances along Provincial highways involve access considerations which fall within the jurisdiction of this Ministry. I have felt for some time now that our position regarding access to these proposed severances should be clearly outlined to you and I would like to take this opportunity to do so at this time.

On August 1st, 1975, Ontario Regulation 419/75 established this Ministry as a mandatory referral for all severance applications affecting Provincial highways and extended the time for replying from a 10 day to a 14 day period. Also, a new form for all consent applications became standard, ensuring that all pertinent details of the applications would be available to all agencies. Due to this revised procedure, the Committees should have all the information necessary to make a responsible decision on each severance application.

This Ministry has for some time been reviewing its policies pertaining to the protection of highway corridors and, in this connection has recently adopted new policy guidelines to deal specifically with severance applications. The Ministry's main object is to protect the primary Provincial highway system, allowing new points of access to severed parcels only in cases where the highway will clearly not be adversely affected. In the case of less important highways, the Ministry's requirements for control are not so stringent. In these cases the Ministry will generally abide by the local committee's decision and issue any necessary entrance permits provided geometric design standards can be met to satisfy safety requirements. However, the committees should be aware, in these instances, that continual approvals for severance with direct highway access will contribute to the deterioration of the highway's service level and resultant speed reductions and hazards to through traffic movements. It will remain the responsibility of the Ministry's Regional Offices to apply the policy guidelines to the specific requests.

✓ TO BE RECEIVED.  
COPY HAS BEEN SENT TO  
W. TAYLOR & R. EDMUNDS

...2

I-29-a

- 2 -

The attached set of maps, which will be subject to periodic updating, group the Provincial highway system into 5 classes for the purpose of land access control:

- Class I - Freeways and Expressways (fully controlled access - 400 series; multi-lane divided)
- Class II - Staged Expressways and Freeways (modified controlled access - existing major highway being upgraded to expressway standards; future multi-lane divided or undivided)
- Class III - Special Controlled Access Highways (similar to Class II but traffic volumes do not warrant freeway design; future multi-lane divided or undivided)
- Class IV - Major Highways (important Provincial Highways which carry primarily through traffic movements, 2 and 4 lane undivided)
- Class V - Minor Highways (balance of the Provincial highway system; predominantly 2 lane undivided).

In all cases, Ministry access standards relating to geometric and safety considerations as well as the viability of certain important highways must be met.

In the case of Classes I & II, no new direct access would be granted. In Class II, a new proposed public road entrance may be an alternative to refusal of access but we recognize that a plan of subdivision would be required for the creation of a road in most instances.

Class III (Special Controlled Access) are very important highways on which limited direct access can be granted. These roads are or will be designated as Controlled Access Highways. It is anticipated that public road access will be permitted at appropriate locations and some direct access may be permitted within a settled area (eg: hamlet in a reduced speed zone) or for properties with extensive frontages on highways where traffic volumes are lower. Some highways in this category would allow one residential or farm entrance to each ownership where its ownership was established prior to the Controlled Access Highway designation. New access to proposed land severances may also be permitted for the separation of whole township lots when several lots are under the same ownership.

Highways in Class IV (the Major Highways) can tolerate some direct land access but their prime function is to serve the through traffic movements. M.T.C. will only permit access to new ownerships on this type of highway PROVIDED all Ministry geometric and safety considerations can be met and PROVIDED one of the following conditions can also be met:

...3

1-24-b

- 1) An owner has a minimum frontage of 1,000 feet so that, following severance, an average minimum spacing of one entrance per 500 feet of highway frontage will be achieved. In certain instances, where the ownership has a minimum frontage in excess of 2,000 feet, access to more than one severance may be agreeable. Where approval is recommended on the basis of satisfactory spacing of entrances, a letter acknowledging these restrictions will be obtained from the owner, prior to approval of the entrance permit.  
(NOTE: This does not mean that each holding must have a minimum of 500 feet of frontage, or that the entrances must be 500 feet apart.)
- 2) Where the parcels can obtain any new points of access from an existing local road (not from a private right-of-way or shared entrance to the highway) restriction of access to the local road will be recommended as a condition of any approval of the severance. (NOTE: This approach will be used even if the owner has over 1,000 feet of frontage as in 1 above, or if it is a farm related severance, as in 3 below.)
- 3) Where a farmer is conveying a small lot to a member of his family, who will also be actively employed on the farm. Usually this type of situation would also fit the 1,000 foot frontage criteria as we would not object to one severance of this type from each farm size holding. M.T.C. will not become involved in determining which severances fall into this category as the Ministry of Housing's policy on inter-family and farm retirement severances has not been adopted in exactly the same form by all municipalities in their Official Plans and Interim Land Severance Policy Guidelines. Our comments will outline our transportation planning concerns, but indicate that, if this meets the local municipality's criteria for an inter-family or farm related severance, this Ministry would issue the necessary permits for one severance of this type from this ownership.
- 4) The section of highway is built-up to the point that it will probably be by-passed in the not-too-distant future (ie. speed limit is less than 80 kilometers per hour due to the amount of existing development) and no other means of access is available. The proposed parcel should not, however, extend the built-up section or increase the hazards which may be associated with entrances on a heavily travelled section of a major highway. (For example, an additional commercial entrance within a strip commercial section could prove hazardous, if the existing accident rate exceeds the Provincial average.)
- 5) Both the proposed and retained parcels contain existing buildings and entrances constructed under M.T.C. permits or prior to our permit control.

I-24-C

- 4 -

Class V, Minor Highways, can perform both the land access function as well as serving through traffic movements. In addition to the exemptions, as outlined under Class IV, Major Highways, M.T.C. will take a more lenient approach on Class V highways and agree to abide by the committee's decision and issue necessary entrance permits unless Ministry geometric and safety considerations cannot be achieved. All replies will give transportation comments and recommendations to the committee and point out where additional direct entrances will contribute to the deterioration of the highway and resultant speed reductions.

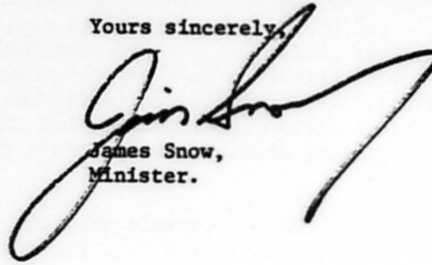
In all cases, whenever an alternative to a negative recommendation can be offered, it will be suggested to the committee. Such an alternative could be the submission of a plan of subdivision with an internal road system and no direct driveway access to the highway. Another alternative might be to recommend, in the case of corner lots, that the proposed parcel be re-located onto a local road. Mutual entrances, or service roads abutting and parallel to the highway will only be suggested as a last resort, where the Land Division Committee feels the severance should be granted. In these instances, increased setbacks may be required to provide for future service roads.

We would like to caution the committees that the authority for the issuance of entrance permits to Provincial highways lies solely with the Minister of Transportation and Communications. If a committee approves an application against this Ministry's recommendations, permits may be refused and the newly created parcel will be land-locked. This places the owner in an awkward situation as he cannot appeal to the Ontario Municipal Board, because the Board has no jurisdiction over this Ministry's permits. We would, therefore, hope that all access problems are resolved prior to any approvals on Provincial highways.

We hope, by this letter, to provide Councils, Planning Boards and Committees with a better understanding of our Ministry's concerns regarding access to development adjacent to the Provincial highway system. If your municipality shares these concerns, we trust they will be reflected in your planning documents and decisions on land severance applications.

With kindest regards, I remain,

Yours sincerely,

  
James Snow,  
Minister.



I-30

416/248 3781

Traffic Engineering Office,  
1201 Wilson Avenue,  
Downsview, Ontario,  
M3M 1J8

January 9th, 1978.

Mr. D.M. Coolican, Chairman,  
Regional Municipality of Ottawa-Carleton,  
222 Queen Street,  
Ottawa, Ontario,  
K1P 5Z3

<b>RECEIVED</b>	
REGISTRY NO.	590
DATE	JAN 20 1978
FILE NO.	67-77
CLERK'S DEPARTMENT	

Dear Mr. Coolican,

This is further to the Honourable James Snow's letter to you concerning your Council's resolution and that of the Council of the City of Ottawa advocating the standardization of pedestrian crossovers on both a provincial and national level.

The Ontario Traffic Conference - Ministry of Transportation and Communications Advisory Committee reviewed this matter at their last meeting.

It was agreed that it would be inopportune to revise the standards for the Province of Ontario, at this time, as the question is being studied by a Sub-Committee of the Council on Uniform Traffic Control Devices of Canada.

In view of the variety of signs now in existence it was felt that it would be best to wait for a recommendation from the Sub-Committee, as any unilateral decision, on an interim basis, would involve confusion and needless expenditure to municipalities.

Yours sincerely,



P.C. Ginn,  
Secretary,  
OTC-MTC Advisory Committee.

PCG/ERM/jmr/28

File 1101-1-2

c.c. Mrs. Joan J. Lefevre, ✓

✓ TO BE RECEIVED.  
COPY HAS BEEN SENT  
TO THE MAYOR

I-31



Office of the  
Minister

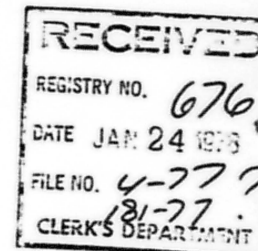
Ministry of  
Consumer and  
Commercial  
Relations

416/965-6393

555 Yonge Street  
Toronto Ontario  
M4Y 1Y7

January 18, 1978

Mr. L. M. McGillivray  
Deputy City Clerk  
City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2



Dear Mr. McGillivray,

This is further to your letter of November 17 in response to mine of October 19.

You requested clarification of the administrative burden that would be entailed if we amended The Real Estate and Business Brokers Act to require registration of builders' employees. A number of changes would be necessary:

- Section 5(f) exempting full-time salaried employees of developers would have to be deleted from the Act.
- Section 3(1c) would then be affected as developers would have to be registered as brokers and so would any companies in which developers have financial interest.
- All sales employees would have to qualify as salesmen by taking the 150-hour Introduction To Real Estate course and be employed by a broker.
- All employers, therefore, would have to qualify as brokers by passing the Introduction course and the five 40-hour broker courses.
- There is no provision under the present Act for restricted registration which would be required if condominium salesmen were to be registered. Many developers have apartment leasing staff as well as new home and condominium sales departments. All these people would require registration.

Mr. L. M. McGillivray  
January 18, 1978  
Page 2

I-31-a

- If registration were required by legislation, two things could happen:

1. There would be a tremendous enrollment at once in the qualifying courses and,
2. Developers' sales would come to a complete standstill until such time as all were qualified, unless they listed their properties with brokers and paid commissions on sales.

As you can see, this would involve a disruption in the marketplace as well as massive administrative paperwork.

I am aware of the problems in this area and will continue to seek means of resolving them. We are studying Recommendations 40 and 41 of The Ontario Residential Condominium Study Group, and are in contact with other concerned government agencies.

I hope that this answers some of your questions, but if we can provide any further information we would be happy to do so.

Yours very truly,

  
Larry Grossman  
Minister.



I-32

THE CORPORATION OF THE TOWN OF OAKVILLE

TELEPHONE 945-6601  
P. O. BOX 310  
L6J 5A6

17th January, 1978.

The Clerk, Municipal Offices,  
The City of Mississauga,  
1 City Centre Drive,  
Mississauga,  
Ont.

Dear Sir,

RE: C.N.R. Overpass at Ford Drive and  
Winston Churchill Boulevard

The Town of Oakville's Council has recently considered the Ford Drive and the Winston Churchill Blvd. grade separations at the C.N.R. and, having the benefit of past advice in the matter, has concluded that Oakville would prefer that the Ford Drive C.N.R. grade separation be constructed first.

The Council instructed that you be advised of this decision and that the sum of \$15,000. for pre-engineering work for the Ford Drive C.N.R. overpass and roadways in the Royal Windsor Drive-Cornwall Rd.-Maple Grove Drive area be recommended to the 1978 Budget Committee.

Yours very truly,

D.W. Brown  
Clerk  
TOWN OF OAKVILLE

c.c. The Director, Public Works Dept.

DW/IMD

✓ TO BE RECEIVED.  
COPY HAS BEEN SENT  
TO W. TAYLOR.

RECEIVED
REGISTRY NO. 595
DATE JAN 20 1978
FILE NO. 47-78 116-78
CLERK'S DEPARTMENT

Bell  
Canada

I-33

February 1, 1978

Request for Increase in Rates

The enclosed copy of a Request for Increase in Rates which Bell Canada has today filed with the Canadian Radio-television and Telecommunications Commission is sent to you at the direction of the Commission.

The Request for Increase in Rates includes a request for approval of increases in rates to be effective on July 15, 1978. The enclosed Schedules 1 and 2 contain a complete listing of all rates for which changes are requested.

Your attention is drawn to the endorsement which appears at the end of the application, and which is made in accordance with the directions of the Canadian Radio-television and Telecommunications Commission.

COPY OF "REQUEST  
FOR INCREASE IN  
RATES" AVAILABLE  
FOR PERUSAL IN  
CLERKS OFFICE

<b>RECEIVED</b>	
REGISTRY NO.	1111
DATE	FEB 7 1978
FILE NO.	124-77
CLERK'S DEPARTMENT	

TO BE RECEIVED

(verso)



I-34

11/24/79 9:1



M 77192

Ontario Municipal Board

IN THE MATTER OF Section 13(2)  
of The Municipal Act (R.S.O.  
1970, c. 284)

- and -

Ward Boundaries

IN THE MATTER OF an application  
by The Corporation of the City  
of Mississauga for approval of  
the redivision of the city into  
nine wards

C O U N S E L :

Basil T. Clark, Q.C. - for The Corporation of the  
City of Mississauga

DECISION OF THE BOARD delivered by D.S. COLBOURNE

This is an application by the City of Mississauga for the redivision of the City into nine wards. This application was preceded by a decision of council in 1976 to create what was described as "The Mayor's Independent Commission on Ward Boundaries and Salaries." This committee presented a report to council in April of 1976. The proposals in that report with respect to the boundaries were circulated to various ratepayers associations listed in an exhibit filed with the Board for their response. When that response was received, it was the decision of council to await the new election and the decision would then be made by the council elected for 1977-1978. After that election, the Mississauga Valley Community Association presented an amended proposal to council in January of 1977. This proposal was received by a general committee of council and then circulated with a specific deadline attached to its discussion. In the final analysis, council of the day adopted the proposal now presented to the Board which, with one exception, appears to be the proposal of the Mississauga Valley Community Association

TO BE RECEIVED

I-34-a

- 2 -

M 77192

and which map is numbered 2 and filed as Exhibit 12 in these proceedings. There is a slight amendment to a condominium property on the southerly portion of the municipality. The proposal adopted by council did not adopt the proposal of the community association insofar as the divisions were proposed by them for wards bordering the Credit River.

The evidence in support of the application by the municipality through the Clerk was to the effect that the most important feature of the proposal was to provide better representation by population. There is presently a significant imbalance. There is this attempt to even out the population variations presently and in the future. Based on the planning projections for population, the statistics provided to the Board do indicate that in the future population projections, 1981 to 1986, there is in fact, a narrowing of the range from the upper to the lower populated wards.

The evidence in support through the planner was that in any proposal there was a desire to avoid splitting present planning districts and where such were to be combined, it was hoped that homogenous land uses would be the basis for grouping. There are only two exceptions to the split of planning districts. These were not considered major and certainly were not issues objected to by any individuals. There was, in the planner's view, little to choose between projected development and land use in the council's proposed Wards Six and Eight.

To the south of the municipality, the old Town of Port Credit is retained as a ward in its own right. It was the opinion of the planner that despite a split in

I-34-b

- 3 -

M 77192

land uses, the high density surrounding the GO train station in the middle of two single family areas and then the Credit River, that the old town was a cohesive unit. He suggested that the mouth of the river provides a significant focal point for knitting the two sides of the river together. The City has, in addition, chosen for historic reasons, to retain the old Town of Port Credit as a single ward. The evidence in support also indicates that in order to accommodate future population increases, the most significant of which will be in the northern area of the City, the proposal Map 2, as against Map 5, that of the Mississauga Valley Community Association, would provide for better future adjustment of ward boundaries without a complete reshuffling of the boundaries.

With one exception, the objectors wished divisions to occur at the Credit River, citing a lack of easy pedestrian access across the river. Presently, there are three main vehicular accesses across the river, two of which, Lakeshore Road and Dundas, provide the pedestrian access. The most significant crossing by pedestrians would appear to be that of the Lakeshore Road.

The Board has never heard the proposition before that wards need be pedestrian oriented. There was no evidence to suggest that there were problems occurring now with the wards as they cross the river. Certain of the objectors suggested there is a more natural north-south orientation in the way of sports leagues and in the suggestion of the family of schools theory. There is some evidence to suggest that with the changing school population the latter would make a poor basis for a community of interest. Similarly, I am not convinced that the community of interest of children in hockey leagues is a good ground for the basis of ward divisions. That activity appears to

I-34-c

- 4 -

M 77192

require a peculiar parent devotion to transportation and cooling at rinks, being rewarded annually with a social function by the league.

The objector to the south suggested that in the planning sense the Town of Port Credit was not a cohesive planning unit. He further suggests that there is no real community of interest in the single family development to the west of the river with any other part of Port Credit. He desires to be placed in the ward to the west, number one. This ward is the only one in this lower part of the municipality which will have a significant development, in that the Lakeshore area Official Plan which has been approved reflects a significant population and density increase to the west. Otherwise, Mr. Mackie agreed that the proposal would seem a reasonable one from a population equalization approach and certainly layered as it is from the lake to the north would provide better opportunity to add in the future as significant populations developed to the north, without having a complete reshuffling of all boundaries.

The Board agrees that it appears on the evidence to provide the best for the future change which will probably occur as indicated in that significantly developable vacant area to the north. The Board is satisfied that there is sufficient reason for retaining planning districts and that there is a sufficiently similarity of stage and not necessarily age of development in the City proposals for Wards Six and Eight to make for them an equality of demand for each councillor. On the statistics provided, the City's proposal goes a sufficient distance in providing equality of representation by population, both now and in the future.

I-34-d

- 5 -

M 77192

With respect to the most southerly boundary and that of concern to Mr. Mackie, the City, at least, for historic reasons, has chosen to retain Port Credit including that area to the west of the river as a single ward despite its differing density of land uses. The Board is satisfied that there is a sufficient extension of Port Credit west of the river in at least a commercial and a community sense. Additionally, the mouth of the river provides a significant focal point providing a cohesiveness. I am not satisfied that Mr. Mackie would have any more direct input into the development to the west being in Ward One than he would have being in the Port Credit ward. The evidence indicates that the effects of the development will not only be felt by the occupants west of the river but those in the old core of Port Credit and farther east. Surely that development will be of importance to all elected representatives of those lower-tier wards in the municipality.

One objector suggested that too much emphasis was placed on representation by population and he suggested more attention should be towards the physical area. He supported historic Cooksville as a separate entity and gave very detailed reasons for his proposals, all of which appear to the Board to have been amply offset by the City's evidence.

The Board is satisfied as to the proposal submitted by the municipality and will approve the application as submitted in the form of Exhibit 12, Map No. 2. Division will be into the wards as represented thereby with the numbers designated on that map.

DATED at Toronto, this 26th day of January, 1978.

D.S. COLBOURNE  
VICE-CHAIRMAN





I-35  
M 77145  
M 7764

Ontario Municipal Board

IN THE MATTER OF Section 63 of  
The Assessment Act, (R.S.O.  
1970, c. 32),

Lands located:

Roper Avenue

- and -

IN THE MATTER OF an appeal from  
the decision of the Assessment  
Review Court, dated the 18th day  
of April, 1977, with respect to  
the assessment returned for  
taxation in 1977 of part of  
Lots 22 and 23, Concession 3 on  
Roper Avenue in the City of  
Mississauga, Assessment Roll  
Number 2105 020 019 085-00 0000

B E T W E E N :

Lorne Park Estates Association

Appellant

- and -

The Regional Assessment Commissioner,  
Region Number 15 and The Corporation  
of the City of Mississauga

Respondents

- and -

IN THE MATTER OF an appeal from the  
decision of His Honour Judge West,  
Judge of the Judicial District of  
Halton-Peel, dated the 13th day of  
October, 1976, with respect to the  
assessment returned for taxation in  
1975 and 1976 of part of Lots 22 and  
23, in Concession 3 on Roper Avenue,  
in the City of Mississauga, Assess-  
ment Roll Number 21 05 020 019 08500  
0000

AND BETWEEN:

Lorne Park Estates Association

Appellant

- and -

✓ TO BE RECEIVED  
COPY HAS BEEN SENT TO  
W. MUNDEN, R. JOHNSTON

I-35-a

- 2 -

M 77145  
M 7764

The Regional Assessment Commissioner,  
Region Number 15 and The Corporation  
of the City of Mississauga

Respondents

B E F O R E :

C.G. CHARRON, Q.C.     )  
Member                    )  
Monday, the 5th day of  
December, 1977

THESE APPEALS having come on for hearing on the 28th day of October, 1977, at Bramalea in the presence of counsel for the appellant, of counsel for the City of Mississauga and for The Regional Assessment Commissioner, Region Number 15 and Decision of the Board having been reserved until this day;

THE BOARD ORDERS that these appeals be and the same are hereby allowed in part and that the total assessment be fixed at the sum of \$192,160.00.

AND THE BOARD ORDERS that the appellant shall reimburse the Board for the cost of reporting these proceedings in the sum of \$75.00, and there shall be no other order as to costs.



*K. Andrews*  
SECRETARY

ENTERED
11 No. 1477-1
Page No. 117
JAN 27 1978
<i>K. Andrews</i>



Ontario Municipal Board

Lands located:  
2233 Hurontario St.

IN THE MATTER OF Section 42 of  
The Planning Act (R.S.O. 1970,  
c. 349) as amended,

- and -

IN THE MATTER OF an appeal by  
The Corporation of the City of  
Mississauga from a decision of  
the Committee of Adjustment of  
the City of Mississauga

C O U N S E L :

M.V. MacLean - for The City of  
Mississauga  
R.S. Sleightholm - for Edrich Construction  
Company Limited

DECISION OF THE BOARD delivered by J. WADDS

This is an appeal by the Corporation of the City of Mississauga from a decision of the Committee of Adjustment of the City of Mississauga dated May 5, 1977, whereby the Committee granted an application by Eldrich Construction Company Limited for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, to permit the extension of a previous approval to operate a private health club for a further period of 10 years, whereas the said by-law does not expressly provide regulations for such a use, the lands in question being composed of part of Lot 15, Concession 1, S.D.S. and known municipally as 2233 Hurontario Street upon the conditions set out in the said decision.

The Committee resolves to hereby authorize the use of the subject premises as requested for a temporary period of 2½ years to expire and terminate on or before

✓ TO BE RECEIVED.  
COPY HAS BEEN SENT TO  
R. EDMUNDS & B. CLARK

113

I-36

A 77747

I-36-a

- 2 -

A 77747

December 31, 1979 subject to the following conditions:

1. Eligibility for membership must be given to all tenants;
2. No more than 55 outside membership shall be allowed;
3. Membership list shall be made available to the by-law enforcement officer upon request.

Evidence of William Grindlay, Zoning Plan Examiner for the City of Mississauga, established that the subject site is in a predominantly residential area and By-law 5500, Section 108 (Restricted Commercial Zones) allows restricted commercial and certain varied uses related to commercial. Section 283 of By-law 5500 allows further restricted commercial uses as related to multiple residency.

Mr. Grindlay pointed out that the site Plan indicates 484 parking spaces, whereas 483 are required (1 per apartment). Therefore, only 1 parking space is available. When asked if this proposal would conform to parking requirements with 9 more parking spaces, Mr. Grindlay agreed that it would.

Mr. Stanley F. Fay, President of Edrich Construction Limited for 35 years, gave evidence that he is the owner of the subject site and buildings, consisting of 4 acres, 2 apartment buildings and a health club.

The health club, the Astrodome Club, was a part of the original site plan when said Plan was approved. It was originally for use of the tenants and was so used spasmodically until 1974.

The former and original use was recreational and such use will continue. There will be no active

I-36-b

- 3 -

A 77747

solicitation for outside membership and of the outside members about 1/3 are former tenants from the surrounding area within walking distance.

Exhibit 2, 7 photographs of the exterior and interior of the club, show it to be attractive and apparently well equipped for exercise, gymnastics and recreation.

Mr. Fay reviewed staff and operation problems over the years and his efforts to overcome said problems to improve the club which presently consists of about 255 members, who pay fees as listed on Exhibit 3.

Exhibit 4, Statement of Costs, supports, by analysis, Mr. Fay's statement that the club lost \$23,856.90 in 1976.

Mr. Fay's evidence was that he had been manager of the property since the beginning and there had never been a parking problem. He stated that there were actually 492 parking spots available, more than shown on the site plan.

Mr. Andrew Diofrogi gave evidence that he had been a member and manager of the Astrodome Club for the last 3 years and recorded his responsibilities regarding reservations, the checking of membership cards and the maintenance of equipment.

Mr. James Mason, a squash professional at the Skyline Club, is a member of the Astrodome Club, and besides giving free instructions twice a week, tries to interest people in joining the Club. Regarding parking, he estimated 10 or so spaces to be generally available.

There was no expert traffic evidence to assist the Board, nor was there any evidence from tenants of



I-36-c

- 4 -

A 77747

the apartment buildings or members of the Astrodome Club to the effect that parking problems exist or ever have existed.

The evidence convinces the Board that the Astrodome Club is operated with care and aims to be conducive to health and recreation. There was no evidence that the Club is a nuisance or an irritant to the area or its residents in any way whatsoever. The Board is persuaded by the evidence that the variance is minor and not offensive to the intent of the By-law and that the restrictions contained in the conditions are reasonable.

Accordingly, the appeal is dismissed and the decision of the Committee of Adjustment of the City of Mississauga dated 5th of May, 1977, is upheld with conditions set out in the said decision.

DATED at Toronto, this 1st day of February, 1978.

J. WADDS  
MEMBER



# City of Mississauga

## MEMORANDUM

To Mayor & Members of Council  
Dept. \_\_\_\_\_

From Purchasing and Supply  
Dept. Treasury

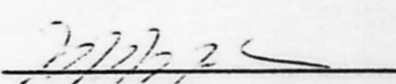


February 1st, 1978

**SUBJECT:** Tender TPS -3- 1978 - Central Stores 1978 Lumber Requirements  
**ORIGIN:** Central Stores  
**COMMENTS:** Listed below is a summary of the Tenders which were received and opened at the Public Tender Opening of January 24th, 1978.

	<u>Total Cost</u>
**Main Lumber	\$ 4,490.08
Rio Lumber	\$10,678.12
*Lansing Lumber	\$10,127.68
Humber Lumber	\$10,630.26
*Seneca Lumber	\$11,227.02
* Do not meet C.S.A. and/or M.T.C. standards.	
# Incomplete Tender.	
Humber Lumber is therefore the lowest complete Tender which meets all specified C.S.A. and M.T.C. Standards.	
<b>RECOMMENDATION:</b>	That Tender TPS -3- 1978 for Central Stores 1978 Lumber Requirements be awarded to <u>Humber Lumber</u> being the lowest acceptable Tender at an estimated total cost to the City of <u>\$10,630.26.</u>

CC:yc

  
W. H. Munden  
City Treasurer

☒ RESOLUTION AVAILABLE

## CITY OF MISSISSAUGA

## RECAP OF TENDER TPS -3- 1978

R-1-a

Item No.	Main Lumber	Rio Lumber	Lansing Buildall	Humber Lumber	Seneca Lumber
1.	\$0.14/LFT (\$ 140.00)	\$0.155/LFT (\$ 155.00)	\$0.151/LFT (\$ 151.00)	\$0.171/LFT (\$ 171.00)	\$0.19/LFT (\$ 190.00)
2.	\$0.31/SQ.FT. (\$ 198.40)	\$0.27/SQ.FT. (\$ 172.80)	\$0.30/SQ.FT. (\$ 191.80)	\$0.304/SQ.FT. (\$ 194.56)	\$0.342/SQ.FT. (\$ 218.88)
3.	\$0.43/SQ.FT. (\$ 440.32)	\$0.36/SQ.FT. (\$ 368.64)	\$0.40/SQ.FT. (\$ 411.20)	\$0.38/SQ.FT. (\$ 389.12)	\$0.436/SQ.FT. (\$ 446.46)
4.	\$0.49/SQ.FT. (\$ 501.76)	\$0.43/SQ.FT. (\$ 440.32)	\$0.46/SQ.FT. (\$ 473.60)	\$0.456/SQ.FT. (\$ 466.94)	\$0.50/SQ.FT. (\$ 512.00)
5.	\$0.625/SQ.FT. (\$1,280.00)	\$0.58/SQ.FT. (\$1,187.84)	\$0.64/SQ.FT. (\$1,308.16)	\$0.561/SQ.FT. (\$1,147.90)	\$0.685/SQ.FT. (\$1,402.88)
6.	\$7.20/ea.● (\$1,440.00)	\$8.50/ea. (\$1,700.00)	\$4.08/ea.● (\$ 816.00)	\$10.64/ea. (\$2,128.00)	\$4.25/ea.● (\$ 850.00)
7.	\$1.60/LFT● (\$ 489.60)	\$2.12/LFT (\$ 648.72)	\$2.52/LFT (\$ 771.12)	\$1.71/LFT (\$ 523.26)	\$3.60/LFT● (\$1,101.60)
8b.	No Quote	\$0.60/LFT (\$6,004.80)	\$0.60/LFT (\$6,004.80)	\$0.56/LFT (\$5,609.48)	\$0.65/LFT (\$6,505.20)

Totals	\$4,490.08	\$10,678.12	\$10,127.68	\$10,630.26	\$11,227.02
--------	------------	-------------	-------------	-------------	-------------

● Does not meet specification

## Key to Above

- Item 1 - 1,000 LFT Spruce 2" x 4" x 8' Constr.  
 2 - 640 SQFT Plywood Fir 1/4" x 4' x 8' G.S.  
 3 - 1,024 SQFT Plywood Fir 3/8" x 4' x 8' G.S.  
 4 - 1,024 SQFT Plywood Fir 1/2" x 4' x 8' G.S.  
 5 - 2,048 SQFT Plywood Fir 3/4" x 4' x 8' G.S.  
 6 - 200 ea. Jack Pine Post 6" dia. x 8'  
 7 - 306 LFT Jack Pine Post 8" x 8" x 6'  
 8b - 10,008 LFT Jack Pine Post 4" x 4" x 12'

Items 2 - 5 inclusive to CSA 0121

Items 6 &amp; 7 to MTC 1508 and 1506 respectively

R-2

CITY OF MISSISSAUGA  
PLANNING DEPARTMENT

FILE: CDM 76-139  
DATE: February 3, 1978

MEMORANDUM

TO

R.A. Searle, Mayor and Members of the City of Mississauga Council

FROM

R.G.B. Edmunds, Commissioner of Planning

SUBJECT

Proposed Condominium  
North-west Corner of Derry Road West and  
Copenhagen Road  
Pefran Holdings Limited  
Lot 49, Registered Plan M-51

COMMENTS

Under the provisions of Section 24 of The Condominium Act, the plan prepared for registration of condominium development of the above-noted lands has been referred to this Municipality by the Ministry of Housing for comments on its appropriateness.

The site is a 1.7 ha (4.2 acre) parcel of land located at the north-west corner of Derry Road West and Copenhagen Road as shown on the attached map, with frontages of approximately 116.1 m (393 feet) and 143.7 m (483 feet), respectively.

It was zoned RM5-Section 394 by By-law 162/74 approved by the Ontario Municipal Board on June 7th, 1974 and a site development plan was approved by the Planning Committee on May 19, 1976 and by City Council on June 7, 1976.

Development of the site is now complete and contains 59 townhouse units with 225% parking.

The condominium application has been examined by departments of the City, and the following are requirements to be fulfilled prior to registration of the plan:

1. Confirmation by the City Tax Department that all local improvement charges which are apportioned to the property, as well as outstanding taxes, have been paid in full.

✓ RESOLUTION AVAILABLE

R-2-a

- 2 -

FILE: CDM 76-139  
DATE: February 3, 1978

2. Confirmation of a final inspection and approval of the landscaping works by the City Recreation and Parks Department.
3. Confirmation that the applicant has entered into a Condominium Servicing Agreement with the Regional Municipality of Peel.
4. Confirmation from the City Clerk's Department that the documentation conforms to the standardized forms prescribed by the City.
5. Confirmation from the City Clerk's Department that a clause has been included in the condominium declaration stating that the subject lands are located within Noise Sensitivity Zones for the Toronto International Airport as set out in the 1969 Policy Statement on Aircraft Noise by the Minister of Municipal Affairs.
6. Confirmation from the City Engineering, Works and Building Department that the development complies with the Building, Heating and Plumbing By-laws and the National Building Code.
7. Confirmation from the City Engineering, Works and Building Department that copies of all maintenance manuals for all major equipment have been received.
8. Confirmation from the City Engineering, Works and Building Department that the internal lighting has been constructed in accordance with City standards and requirements.

RECOMMENDATION

That proposed condominium CDM 76-139, Pefran Holdings Limited be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff report dated February 3, 1978.







R-3

## City of Mississauga

### MEMORANDUM

FILE REF: 11 191 00007  
16 111 77100  
16 111 77118  
13 211 00208

To The Mayor and Members of Council  
Dept. City of Mississauga

From William P. Taylor, P. Eng., Commissioner  
Dept. Engineering, Works and Building

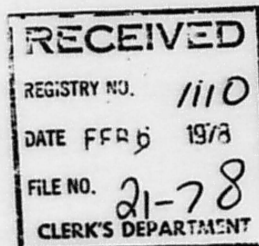
February 2, 1978

#### LADIES & GENTLEMEN:

**SUBJECT:** Supply and Installation of Traffic Control Signals at Confederation Parkway and Dundas Street West (Contract No. 16 111 77100) and Hurontario Street and King Street (Contract No. 16 111 77118).

**SOURCE:** Engineering, Works and Building Department.

**COMMENTS:** Listed below is a summary of tenders received and opened by a Committee of Council on Tuesday January 10, 1978.



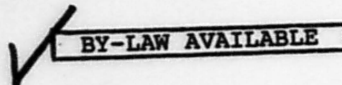
1. Stacey Electric Co. Ltd.
  - a) With FT 300 Controllers \$55,187.00
  - b) With 4 Phase Fully Actuated Controllers \$61,689.00
2. Guild Electric Limited
  - a) With FT 300 Controllers \$56,050.00
  - b) With 4 Phase Fully Actuated Controllers \$63,450.00

The estimated cost for these works was \$58,000.00.

Funds for these works have been allocated and are available in the 1976 Traffic Signal Budget for Hurontario Street and King Street and in the 1975 Traffic Signal Budget for Confederation Parkway and Dundas Street West.

#### RECOMMENDATIONS:

- 1) That the Contract for the supply and installation of traffic control signals at Confederation Parkway and Dundas Street West (Contract No. 16 111 77100) and Hurontario Street and King Street (Contract No. 16 111 77118) be awarded to Stacey Electric Co. Ltd., the lowest bidder, at the tendered price with FT 300 controllers of \$55,187.00, subject to the approval of the Ministry of Transportation and Communications and Region of Peel.



continued ...

R-3-a

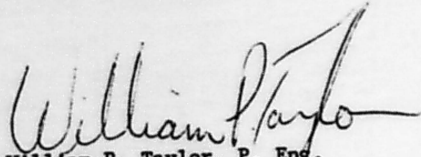
- 2 -

SUBJECT:

Supply and Installation of Traffic Control Signals at  
Confederation Parkway and Dundas Street West (Contract No.  
16 111 77100) and Hurontario Street and King Street (Contract  
No. 16 111 77118).

RECOMMENDATIONS:

- 2) That the by-law to authorize execution of the contract for  
the supply and installation of traffic control signals at  
Confederation Parkway and Dundas Street West (Contract No.  
16 111 77100) and Hurontario Street and King Street (Contract  
No. 16 111 77118) be approved by Council.



William P. Taylor, P. Eng.  
Commissioner  
Engineering, Works and Building Department

c.c. R.G.B. Edmunds  
E. Halliday  
L. Love  
B. Hasted

DTJ:mj  
Att.



# City of Mississauga

## MEMORANDUM

Files: 11 141 00011  
16 111 77061

To Mayor and Members  
Dept. Council

From William P. Taylor  
Dept. Engineering, Works & Building

1978 02 08

**SUBJECT:**

Construction of the Birchwood Creek Storm Sewer.

**ORIGIN:**

1977 Capital Works Program (Watercourse Improvements)

**COMMENTS:**

The following is a summary of tenders received and opened by a Committee of Council on Tuesday, February 7, 1978.

1. Pit-On Construction Company Ltd.	\$227,997.88
2. Cucci Construction Ltd. (corrected)	\$241,884.48
3. Koil Construction Co. (corrected)	\$245,094.25
4. Leaside Contracting Co. Ltd.	\$248,792.40
5. Grove Drain Co. Ltd.	\$253,689.00
6. Angellotti Contracting Limited	\$261,440.00
7. Bandiera & Associates Ltd.	\$275,741.23
8. Samario Construction	\$279,243.11
9. Wardet Limited	\$285,938.50
10. Alcan-Colony Contracting Co. Ltd.	\$291,772.85
11. Pachino Construction Co. Ltd.	\$314,146.00
12. Westwood Drain Co. Ltd.	\$330,540.00
13. Val-Smith Construction Ltd.	\$336,894.50
14. Gordon Acri & Sons Ltd.	\$358,866.00
15. TACC Construction Company Limited	\$401,882.50

Funds for this project are available as approved in the Engineering Department's 1977 Capital Works Budget (Watercourse Improvements) in the amount of \$270,000.00.

Original Departmental Estimate of contract price - \$250,000.00.

- RECOMMENDATIONS:**
1. That the contract for the construction of the Birchwood Creek Storm Sewer be awarded to Pit-On Construction Company Ltd., the lowest bidder at the tendered price of \$227,997.88.
  2. That the By-law to authorize the execution of the contract for the construction of the Birchwood Creek Storm Sewer (16 111 77061) be approved by Council.

*William P. Taylor*  
William P. Taylor, P. Eng.  
Commissioner

✓ BY-LAW AVAILABLE

Attach.

cc: City Manager; Commissioner of Planning; Commissioner of Rec. & Parks;  
Purchasing & Supply



City of Mississauga

MEMORANDUM

R-5

To Mayor & Members of Council  
Dept. \_\_\_\_\_

From Basil Clark, Q.C.  
Dept. City Solicitor.

February 8th, 1978

SUBJECT:

Bundston Developments Limited, T-76047

ORIGIN:

Decision of the Ontario Municipal Board  
dated May 16th, 1977.

COMMENTS:

One of the conditions of the decision of the  
Ontario Municipal Board of May 16th, 1977 was  
that the applicants Romeo & Rita Lauzon transfer  
to the City;

"an easement 10 feet in width across the entire  
frontage of the property on Mississauga Road  
for the purpose of the erection and maintenance  
of bicycle paths and walkways and not for any  
road widening purposes."

Because this easement contained a restriction with  
respect to future use (i.e. not to be used for  
road widening purposes) the easement must be  
executed by the City. If it is not executed by  
the City then the restriction may not be enforceable.

RECOMMENDATION:

That the Easement between Romeo and Rita Lauzon  
and the Corporation of the City of Mississauga  
dated December 27th, 1977 be executed by the  
Mayor and Clerk and the Corporate Seal attached  
thereto.

Basil Clark, Q.C.  
City Solicitor.

☒ BY-LAW AVAILABLE





# City of Mississauga

## MEMORANDUM

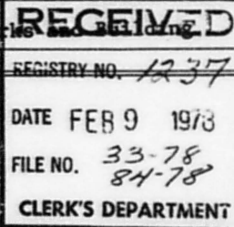
Files: 16 111 75155  
17 111 78065  
11 141 00010

To The Mayor and Members of Council

From Mr. William P. Taylor, Commissioner

Dept.

Dept. Engineering, Works and Building



78 02 09

SUBJECT: Sheridan Creek Storm Sewer.

ORIGIN: 1978 Capital Works Programme - Engineering, Works and Building.

COMMENTS: Our report on today's Agenda recommending the award of contract for the Sheridan Creek Storm Sewer is subject to 1978 Capital Budget approval. It is imperative that these works be commenced as soon as possible and therefore we are requesting that this particular item in the 1978 Capital Works Budget be approved at this time in order that the contract can be executed and the work commenced with despatch. The item is outlined on Page 177-6, Capital Works Budget, in the amount of \$300,000 which is designated to come from reserve funds.

- RECOMMENDATIONS:
1. That approval be given to the construction of the Sheridan Creek Storm Sewer and associated works as part of the 1978 Capital Works.
  2. That the sum of \$300,000 be allocated from the General Municipal Reserve Fund and be withdrawn as required.

*AEM:dw*  
AEM:dw

*William P. Taylor*  
William P. Taylor, P. Eng.,  
Commissioner,  
Engineering, Works and Building Dept.

c.c. Mr. E. Halliday  
Mr. R. Edmunds  
Mr. L. Love  
Mr. B. Swedak

✓ RESOLUTION AVAILABLE

## MEMORANDUM

Files: 16 111 75155  
11 141 00010

R-7

To: Mayor and Members  
Dept: CouncilFrom: William P. Taylor  
Dept: Engineering, Works & Building

1978 02 08

SUBJECT: Sheridan Creek Storm Sewer

ORIGIN: 1977 Capital Works Program (Watercourse Improvements)  
1978 Capital Works Program (Sheridan Creek Watercourse Impr.)

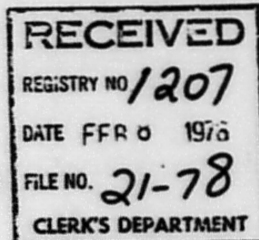
COMMENTS: The following is a summary of tenders received and opened by a Committee of Council on Tuesday, February 7, 1978:

1. Alcan-Colony Contracting Co. Ltd.	\$359,781.00 Corrected
2. Pit-On Construction Co. Ltd.	\$371,529.26
3. Leaside Contracting Co. Ltd.	\$373,292.00
4. Angellotti Contracting Ltd.	\$390,097.50
5. Bandiera and Company	\$406,772.61
6. Gordon Acri and Sons	\$528,966.00
7. Cucci Construction Ltd.	\$563,548.91
8. Westwood Drain	\$563,776.15
9. Roseway Construction	\$892,740.00

Partial funding for this project is available as approved in the Engineering Department's 1977 Capital Works Budget (Watercourse Improvements) in the amount of \$150,000. The balance will be provided for in the 1978 Capital Budget Item under the Sheridan Creek Watercourse Improvements Project.

The project will alleviate the flooding experienced in the past at the Bonneyrude Condominium Site. It is recommended that the works be permitted to proceed to allow completion prior to Spring runoff.

Original departmental estimate of contract price - \$325,000.



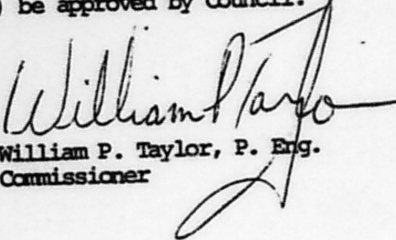
Page 1 of 2

✓ BY-LAW AVAILABLE

Mayor and Members of Council  
1978 02 08  
Page 2

*R-7-a*

- RECOMMENDATION:
1. That the contract for the Sheridan Creek Storm Sewer be awarded to Alcan-Colony Contracting Company Limited, the lowest bidder, at the tendered price of \$359,781.00, subject to 1978 Budget Approval for the Sheridan Creek Improvement Works.
  2. That the By-law to authorize the execution of the contract for the Sheridan Creek Storm Sewer (16 111 75155) be approved by Council.

  
William P. Taylor, P. Eng.  
Commissioner

 AEM  
BES:11

Enclosure

cc: City Manager  
Commissioner of Planning  
Commissioner of Parks  
Purchasing and Supply

GENERAL COMMITTEE OF COUNCIL

FEBRUARY 1, 1978

REPORT NO. 5-78

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its fifth report and recommends:

130. That application OZ-48-73, J. Betel, be released for processing from the Dundas Street Study.

(04-130-78) OZ-48-73

131. (a) That northbound advanced green be installed at the intersection of Dundas Street and Mavis Road.
- (b) (i) That eastbound right turns be prohibited from 7:00 a.m. to 9:00 a.m. Monday to Friday, buses excepted, on Dundas Street at Old Carriage Road.
- (ii) That eastbound right-turns be prohibited from 7:00 a.m. to 9:00 a.m. Monday to Friday, buses excepted, on Dundas Street at Glengarry Road for a trial period of three months.
- (iii) That the right turn prohibitions on Dundas Street at both Old Carriage Road and Glengarry Road be instituted upon completion of the construction at the Dundas Street/Erindale Station Road/Glengarry Road intersection.
- (c) That the speed limit be lowered to 40 km/h on Avongate Drive between Parmeer Drive and Brigantime Avenue.
- (d) That the by-law to implement the above changes, be passed by Council.

(04-131-78) 86-78

February 1, 1978

132. That the firm of McConnell, Maughan be retained by the City of Mississauga to design and supervise the construction of the stream improvement works on the Cooksville Creek through the Liverton lands, and integrate these works with the engineering works for the Liverton site under the direction of the Commissioner of Parks and the Commissioner of Engineering, and that the final design be subject to approval of City Council and this project to be subject to approval of the 1978 Capital Budget.

(04-132-78) 144-78  
T-74153

133. That no action be taken on the request to have additional stop signs implemented on Joymar Drive.

(04-133-78) 86-78

134. That the draft by-law to amend Traffic By-law 234-75, as amended, be passed by Council and that the agreement forms accompanying this by-law revision, be executed by the Mayor and the Clerk. (Fire Access Route for 3170 Erin Mills Parkway, 3400 Rhonda Valley Road and 1440 Bloor Street East.)

(04-134-78) 86-78

135. That upon approval by the Legal Department of the Engineering Agreement and fulfillment of the outstanding items listed in the memorandum to the City Clerk dated January 12, 1978, from the Commissioner of Engineering, Works and Building, the Mayor and the Clerk be authorized to execute the engineering agreement and transfers of land and easements for proposed plan T-74115.

(04-135-78) T-74115



February 1, 1978

136. (a) That the City of Mississauga accept the offer of The Honourable Frank Drea, Minister of Correctional Services to provide service for clearing driveways for senior citizens and handicapped persons.
- (b) That applications continue to be made at the Treasury Department for the \$25.00 subsidy as per present policy or request the services provided by the Ministry of Correctional Services for actual snow clearing.
- (c) That the list of requests be forwarded on a bi-weekly basis to the Ministry of Correctional Services by the Treasury Department.
- (d) That the Public Affairs Department be instructed to make this information available to the public for the benefit of senior citizens and handicapped persons.

(04-136-78) 24-78  
34-78

137. (a) That the report of the Commissioner of Engineering, Works and Building, dated January 12, 1978, with respect to settlement of claim for costs incurred in the replacement of the heating system at 3094 Mavis Road, be received.
- (b) That the Mayor and the Clerk be authorized to sign the requisite release in the amount of \$1,119.50, to finalize this settlement.

(04-137-78) 111-78  
24-78

138. That a resolution be passed by Council petitioning the Ministry of Transportation and Communications for major thoroughfare status for Rathburn Road from Creditview Road to the present easterly terminus, and Drew Road from Second Line East to its present easterly terminus, in keeping with the proposed Official Plan of the City of Mississauga.

(04-138-78) 18-78  
22-78

February 1, 1978

139. (a) That the report dated January 26, 1978 from the Commissioner of Engineering, Works and Building, regarding improvements to the Cooksville Creek, from Burnhamthorpe Road to Central Parkway, be referred to Capital Budget discussions.
- (b) That the City Manager be requested to arrange a session on the 1978 Capital Budget in order that the 1978 Capital Budget can be presented to Council for consideration and approval on February 13, 1978, such special meeting to be held on Monday, February 6, 1978.

(04-139-78) T-74094

140. That the report dated January 11, 1978 from the Commissioner of Engineering, Works and Building, regarding proposed plan of subdivision T-24992, Avenue Excavators, be referred to Capital Budget discussions.

(04-140-78) T-24992

141. (a) That the report dated January 24, 1978 from the Commissioner of Engineering, Works and Building, regarding the Regional Road System, be received.
- (b) That the Region of Peel be requested to assume Erin Mills Parkway from Britannia Road to Highway 401 as of January 1, 1979.
- (c) That the Region of Peel be requested to revert Mississauga Road, from Highway 401 to the Queensway, back to the City of Mississauga.

(04-141-78) 35-77  
18-77

142. That the draft by-law amending Plumbing and Drainage By-law 190-76, be passed by Council.

(04-142-78) 4-78

February 1, 1978

143. That the Building Construction Report for the month of December 1977, be received.

(04-143-78) 159-77

144. (a) That the fee schedule contained in Alternative #1 attached to the Planning Commissioner's report of December 1, 1977, and the procedure for collection of fees set out in the report, be implemented effective February 15, 1978.
- (b) That new residential applications requiring site plan approval because of Committee of Adjustment or Land Division Committee decisions, be exempted from the \$300.00 minimum charge for site plan processing fees, and simply be required to pay the unit fee in accordance with the approved fee schedule.
- (c) That the following be exempted from site plan processing fees:
- (i) buildings owned by the City, the Region, the Province and the Federal Government.
  - (ii) buildings used as schools (public and separate).

(04-144-78) 12-78  
120-78  
34-78

145. That the City of Mississauga not object to the Borough of Etobicoke Restricted Area By-law 4326.

(04-145-78) 100-78

146. That the City of Mississauga not object to the Borough of Etobicoke Restricted Area By-law 4325.

(04-146-78) 100-78

February 1, 1978

147. That because Monday, November 13th, 1978 has been set aside as Municipal Election day, that Friday November 10th be set aside in lieu of the November 11th holiday (Remembrance Day).

(04-147-78) 40-78

148. That a by-law be prepared to provide for the appointment of members to the Hydro Electric Commission of the City of Mississauga.

(04-148-78) 50-78  
183-78

149. That the matter of the "Future of Hydro Commissions" be tabled.

(04-149-78) 183-78  
50-78

150. Where, pursuant to an agreement entered into with the City, a notice to tenants or purchasers is required to be attached to leases or agreements of purchase and sale, such notice shall:

- (a) be written on a page separate from the rest of the documentation;
- (b) be on a page different in colour from the rest of the documentation;
- (c) be printed or typed in a type-size larger than that which appears in the rest of the documentation.

(04-150-78) 120-78  
34-78

151. That the report dated January 12, 1978, from the City Treasurer, be approved and that a revised fee schedule for tax information be established effective immediately, as follows:-

Tax Receipts

Mechanically Produced	\$ 3.00
Manually Produced	\$ 5.00
Tax Search (property/year)	\$20.00
Tax Breakdown (property/year)	\$20.00

(04-151-78) 20-78



February 1, 1978

152. That the Grant of Easement dated January 1978 whereby the City conveys to the Ministry of the Environment an easement through Fly Ash Park, being part of Lot 27, Conc. 2, S.D.S., be executed by the City. (South Peel Waterworks 60" Herridge Watermain)
- (04-152-78) 95-78  
45-78
153. That the Transfer of Easement dated January 10, 1978, whereby the City transfers to the Ministry of the Environment for watermain and sewers, in accordance with the agreement authorized by By-law 375-77, be executed by the City. (South Peel Waterworks 60" Herridge Watermain)
- (04-153-78) 95-78  
45-78
154. That the deed dated December 14, 1977, whereby Gulf Oil Canada Limited conveys to the City, Part 1 on Plan 43R-5567, for sidewalk construction purposes, be accepted by the City. (Lands located at 2007 Lakeshore Road West.)
- (04-154-78) PN 77-014
155. That the sum of \$134,250.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with proposed plan T-75501, being the sum of \$103,000.00 for DiBlasio Bros. Construction Limited (20 single residential lots zoned R3 and 20 semi detached residential lots zoned RML-Section 823) and the sum of \$34,250.00 for Bayshore Investments Limited land (15 single family residential lots zoned R3 and 4 reserve Blocks zoned R3).
- (04-155-78) T-75501
156. That the sum of \$1,750.00 be accepted as the cash payment in lieu of the 5% land dedication for Land Severance Application B 184/77-M, Ferkul Brothers Limited, part Lot 56, Plan D-23 located on the west limit of Northmount Avenue, zoned RML, residential.
- (04-156-78) 66-77



February 1, 1978

157. That the sum of \$3,950.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with rezoning application OZ-33-67, WAB Investments Limited, located on the south limit of Burnhamthorpe Road, approximately 300 feet east of Cawthra Road.

(04-157-78) OZ-33-67

158. That the City of Mississauga receive the resolution passed by the City of Windsor on December 19, 1977, requesting the Provincial Government to increase the municipal share of the marriage license fee to \$8.00 for residents and \$20.00 for non-residents and to increase the fee for issuance of a marriage license to non-residents by \$15.00.

(04-158-78) 67-77

159. (a) That the newly appointed Minister of the Environment be requested to advise Council as to what his intentions are with respect to a hearing before the Environmental Assessment Board on the burning of PCB - St. Lawrence Cement Co. Ltd.
- (b) That the City Solicitor contact the Region of Peel to determine its intent with respect to the proposed hearing before the Environmental Assessment Board.

(04-159-78) 7-78

160. That the oral report of the Commissioner of Planning on the proposed response to the letter from the Ministry of Housing of January 18, 1978, concerning proposed Official Plan Amendment 277 (Creditview Community), be approved.

(04-160-78) A.277

161. That the Mississauga Hydro Commission be requested to advise Council that it is fully prepared to handle a fire similar to the one which occurred at a transformer located in the City of Toronto.

(04-161-78) 50-78

February 1, 1978

162. (a) That Councillor H. McCallion be appointed in place of Mayor R. A. Searle to the Mississauga Library Board for the year 1978.

- (b) That the required by-law be drafted and presented to the next Council meeting, February 13, 1978.

(04-162-78) 2-78  
8-78

163. That the City take no position in respect of the Ontario Municipal Board appeal by L. R. Garbaliuskas of the decision of the Committee of Adjustment under file C.A."A" 220/77 (J. & M. Nagy).

(04-163-78) 32-77

164. (a) That the deadline for completion of the City Core Area Study and adoption of the Official Plan documents be extended to March 5, 1978.

- (b) That the funding landowners be requested to concur with (a) above.

- (c) That the following work schedule be adopted:-

January 23 to February 3 - Special meetings to consider open space distribution and revised policies for Confederation Parkway as well as the financial background studies related to the proposed Official Plan Amendments.

February 1, 1978 - Public Presentation to Mississauga Core Community Association.

February 6, 1978 - Meeting of Core Area Technical Committee

February 15, 1978 - Report to General Committee on outstanding issues and recommended revisions to the Secondary Plan.

Presentation of draft by-law to adopt Official Plan amendments 280 and 281 as revised.

February 1, 1978

ITEM 164 CONTINUED

February 22, 1978 - Further General Committee discussion of February 15th, report if required.

February 27, 1978 - Official Plan Amendments to Council for adoption.

04-164-78) 184-78

165. That the Clerk prepare a record of Council members' attendance at meetings during 1977.

(04-165-78) 83-78

166. That the Local Architectural Conservation Advisory Committee continue to meet on the third Monday of every month during 1978 and that the meetings be scheduled for 11:00 a.m.

(28-1-78) 178-78

167. That Mrs. Manning be appointed Chairman of the Local Architectural Conservation Advisory Committee to serve for the year 1978.

(28-2-78) 178-78  
2-78

168. That Mr. R. Cooper be appointed Vice-Chairman of the Local Architectural Conservation Advisory Committee to serve for the year 1978.

(28-3-78) 178-78  
2-78

169. That the letter dated December 16, 1977, from Mr. William M. Barber, Director, Peel County Historical Society, with respect to the placing of plaques at the sites of former hamlets and villages in the Region of Peel, be received.

(28-4-78) 178-78

February 1, 1978

170. That further consideration of the Minutes and Proceedings of the Ontario Historical Society Conference on Heritage Legislation in Ontario be deferred until the next meeting of the Local Architectural Conservation Advisory Committee and that the Planning and Recreation and Parks Departments be requested to prepare a report on the resolutions of the Ontario Historical Society's Conference on Heritage Legislation for consideration at that meeting.

(28-5-78) 178-78

171. That any plans to renovate the Cawthra-Elliott House be forwarded to the Local Architectural Conservation Advisory Committee for its review prior to approval by Council.

(28-6-78) 178-78

172. That Councillor Hooper be appointed Chairman of the Recreation and Parks Committee to serve for the year 1978.

(08-1-78) 182-78  
2-78

173. That Mrs. V. Franks be appointed Vice-Chairman of the Recreation and Parks Committee to serve for the year 1978.

(08-2-78) 182-78  
2-78

174. (a) That Mr. B. B. Wilkinson, City Property Agent, be directed to obtain a tenant for the Cawthra-Elliott House, for a period of up to 12 months.
- (b) That Visual Arts Mississauga be given a firm indication of the City's willingness to turn the Cawthra-Elliott House into a Cultural/Arts Centre subject to:

February 1, 1978

ITEM 174 CONTINUED

- (b) (i) Commitments from the various agencies to meet the \$350,000.00 capital budget as follows:

Secretary of State	\$115,000.00
Ministry of Culture & Recreation (Cultural Capital Budget)	115,000.00
Ministry of Culture & Recreation (CRC Act)	75,000.00
Ontario Heritage Foundation	10,000.00
City of Mississauga 4%	15,000.00
Visual Arts Mississauga	10,000.00
Wintario	10,000.00

- (ii) That out buildings have the approval of the City with the Local Architectural Conservation Advisory Committee being involved.
- (iii) That parking problems be resolved.
- (iv) That satisfactory security arrangements be offered by Visual Arts Mississauga.

(08-3-78) 111-78  
17-78

175. WHEREAS Social Services are becoming an increasingly expensive burden on the taxpayers; and

WHEREAS Council is continually being requested for grants to set up and/or fund agencies, and volunteer organizations; and

WHEREAS under Bill 138, Social Services were designated to be the responsibility of the Region; and

WHEREAS the Region of Peel has a competent department in operation for this purpose;



February 1, 1978

ITEM 175 CONTINUED

THEREFORE BE IT RESOLVED that the Director of The Region of Peel Social Services be requested to attend the March meeting of the Recreation and Parks Committee in order to give that Committee a brief resume of each agency, volunteer groups, etc., outlining their services offered to the public and particularly all or any duplication of service.

(08-4-78) 17-78  
30-78

176. (a) That the report dated December 15, 1977 from Mr. B. Clark, Q.C., City Solicitor, indicating that it is possible to prosecute persons who illegally ride mini-bikes and snowmobiles in City parks, be received.
- (b) That the report dated December 15, 1977 from Mr. K. A. Cowan, Director of Building Standards, in which he indicated that Peel Regional Police would respond to complaints about the illegal use of City parks, be received.

(08-5-78) 10-78

177. That the request by the Clarkson Lions Club to waive or reduce the rental fee of \$350.00 per day for the use of the Clarkson Community Centre on May 12th and 13th, 1978, in connection with their annual auction, be regretfully declined.

(08-6-78) 17-78

178. That the letter dated December 6, 1977 from Donna von Hessert, President of the Hawthorne Parents' Auxiliary, requesting a grant of \$1,000.00 from the City of Mississauga to assist with the provision of creative playgrounds, be received and referred to Current Budget discussions for inclusion in the Recreation and Parks Department budget.

(08-8-78) 17-78  
30-78

February 1, 1978

179. That the following five groups be approved as affiliates of the Recreation and Parks Department for the current year:

ATHLETICS

- (i) Mississauga Ladies Volleyball Association
- (ii) Gymnastics Mississauga
- (iii) Mississauga Majorette and Drum Corps

VISUAL ARTS

Malton Potters and Ceramics Club

PRESCHOOL RECREATION PROGRAMMES

Malton Co-operative Playschool Inc.

(08-9-78) 17-78

180. That the report dated January 12, 1978, from Mr. L. Love, Commissioner of Recreation and Parks, regarding the outstanding accounts which have proved difficult to collect, be referred back to the Recreation and Parks Department staff for a more detailed report.

(08-10-78) 17-78

181. That the report dated January 11, 1978 from Mr. L. Love, Commissioner of Recreation and Parks, regarding the proposed resident participation in a street tree planting programme, be referred back to staff of the Recreation and Parks Department for further consideration including the possibility of obtaining a subsidy from the Ministry of Transportation and Communications.

(08-11-78) 17-78

182. That the Mississauga Hockey League be advised that the Recreation and Parks Committee believe that hand shaking among competing teams at the conclusion of games inculcates a sense of sportsmanship amongst youngsters and request that the Mississauga Hockey League reinstate and encourage the hand shaking practice at the conclusion of hockey games, and further, that this be a policy to be established in the Mississauga Hockey League Constitution.

(08-12-78) 17-78

February 1, 1978

183. (a) That Mr. K. Cowan, Manager of the Taxicab Authority prepare a full report for consideration at the Taxicab Authority meeting on March 6, 1978, on the adequacy of the present level of taxicab service in the City and make recommendations on how such service could be improved if considered necessary.
- (b) That Mr. E. J. Dowling, General Manager, Mississauga Transit, be requested to attend the next meeting of the Taxicab Authority on March 6, 1978, and indicate how the proposal outlined in his letter of January 16, 1978, to utilize taxicabs in Mississauga to supplement the Mississauga Transit System, can be achieved.

(10-9-78) 9-78A

184. That Mr. T. O'Dwyer be appointed Chairman of the Traffic Safety Council to serve for the year 1978.

(19-1-78) 179-78  
2-78

185. That Mrs. S. Bools be appointed Vice-Chairman of the Traffic Safety Council to serve for the year 1978.

(19-2-78) 179-78  
2-78

186. (a) That Mr. W. Boyle, Councillor H.E. Kennedy, Dr. A. W. S. Wood and Sgt. Yakichuk be appointed to the Budget Committee of the Traffic Safety Council to serve for the year 1978.
- (b) That Mrs. S. Bools be appointed Site Inspection Co-ordinator of the Traffic Safety Council to serve for the year 1978.
- (c) That Dr. Wood be appointed Chairman of the Public Relations Committee of the Traffic Safety Council to serve for the year 1978 and that the Committee be made up of Mr. M. Bryan, Councillor F. Bean, Mrs. L. Millard and Mrs. B. Caldwell, in addition to Dr. Wood.

(19-3-78) 179-78  
2-78

February 1, 1978

187. That the Traffic Safety Council meet on the fourth Wednesday of every month at 7:30 p.m.

(19-4-78) 179-78

188. That By-law 8-78, a by-law to establish the City of Mississauga Traffic Safety Council and to establish its terms of reference, be referred to the Legal Department for review and that the Legal Department's comments with respect to the terms of reference of the Traffic Safety Council be available for consideration at the next regular meeting of the Traffic Safety Council.

(19-5-78) 179-78

189. That further consideration of the student route from the Rockwood Subdivision be deferred to the next regular meeting of the Traffic Safety Council.

(19-6-78) 179-78

190. (a) That further consideration of the routing of school children across Dundas Street to Floradale Public School and Clifton Public School once Cooksville Public School is closed in June 1978, be deferred to the next regular meeting of the Traffic Safety Council.
- (b) That a Sub-Committee comprising of Mrs. E. Britten, Sgt. Yakichuk, Mr. D. Janach, Mrs. S. Bools and Mr. J. McGibbon, Trustee, be established to look into this matter in conjunction with a representative of the Peel Board of Education.

(19-7-78) 179-78

191. (a) That Mississauga Road under the CNR tracks, immediately south of Kane Road, be widened to a minimum of 26 feet and that a separate pedestrian tunnel under the railway be constructed.
- (b) That consideration of these works be considered for inclusion in the 1978 Capital Works Programme.

(19-8-78) 179-78



February 1, 1978

192. That further consideration of the need for a safety sidewalk on Bexhill Road be deferred to the next regular meeting of the Traffic Safety Council.

(19-9-78) 179-78

193. That the following recommendations made by the Residential Condominium Development Committee on February 1, 1978, be referred to Current Budget discussions:-

- (a) That the present Residential Condominium Development Committee Co-ordinator be appointed to answer all questions about condominium tenure which Mississauga citizens may have and further, that this person be responsible for disseminating all official pamphlets, reports, articles, etc., on this subject as well as information on any relevant study courses that may be available locally, and further that the Department of Public Affairs notify the Press and local Condominium Associations of this decision.
- (b) That the person appointed to deal with condominium queries, maintain a log of all telephone calls, letters and personal visits which are received (with comments) so that this function can be reviewed by the City Manager at the end of a six month trial period to determine what steps should be taken at that time with respect to this service.
- (c) That the sum of \$5,000.00 be set aside in a special account to be administered by the City Clerk to accommodate the possibility of an additional position being created within his Department to act as a Condominium Co-ordinator at the end of the six month trial period outlined above.
- (d) That the sum of \$3,000.00 be set aside in a special account to be administered by the City Clerk upon direction of the Residential Condominium Development Committee for the preparation of educational material including maintenance manuals and pamphlets regarding those aspects of purchasing a condominium and living in a condominium that cause owners the most problems and the financing of a seminar on the above problems.



February 1, 1978

ITEM 193 CONTINUED

- (e) That a copy of the book "Preventative Maintenance" by Harold P. Matthews and John A. Hammond, be sent free of charge to all condominium corporations in the City along with a list to be prepared by the City staff of maintenance procedures for outside components such as roads, catch basins, sewers, etc.
- (f) That all condominium corporations in the City be advised that the Building Division Staff is prepared to lend assistance to them through the Residential Condominium Development Co-ordinator with their maintenance problems, provided such assistance is limited to that authorized by the Ontario Building Code and the relative Municipal By-laws.

(09-3-78) 181-78  
(04-193-78)

- 194.
- (a) That the pamphlets published by the Province of Ontario and entitled "Living In A Condominium" and "Buying a Condominium" be circulated by the Municipality to as many residents as possible through the Public Affairs "Knowmobile", Condominium Organizations and individual Councillors.
  - (b) That the Province be requested to provide the Municipality with authority to require all sales staff, for new condominium projects, to distribute the two Provincial publications known as "Buying A Condominium" and "Living In A Condominium", to all prospective purchasers and that all Developers and Builders of condominium developments be requested to co-operate in distributing these pamphlets and that the Mississauga Real Estate Board be asked to support this recommendation with respect to resale units.
  - (c) That all new condominiums being created in the City of Mississauga, be required to provide a proper office for the storing of records somewhere in the condominium building (but not a part of any dwelling unit) as part of the common elements of the Corporation; this office to be equipped with a lockable filing cabinet, a desk and a chair; and further, that the existing condominiums be urged to establish such an office on the premises if they do not already have one.

ITEM 194 CONTINUED

- (d) That the Province be requested to amend the Condominium Act to require that a Developer or his representatives provide the following items at the turnover meeting of the Corporation referred to in Section 9(b) of the Act:-
  - (i) Warranties and guarantees on all "equipment" for the common elements or any other item for which the Corporation is required to provide maintenance or repair.
  - (ii) As-built architectural, structural, engineering, electrical, mechanical and plumbing plans, plus underground site services, site grading, drainage, cable television and landscaping, which are part of the condominium property and for which the board has responsibility of repair and maintenance.
  - (iii) Copies of all contracts and agreements entered into by the Developer which affect the Corporation, including service contracts, management contracts, site plan agreement, insurance agreements, and easements or licenses.
  - (iv) A financial statement prepared no earlier than 30 days prior to turnover for the period from registration to not less than 30 days prior to the date of the statement. The statement should include the depreciation period of capital equipment for the common elements, budget, balance sheet or income and expense, and all financial records necessary to prepare the financial statements.
  - (v) A table showing the maintenance responsibilities as a schedule along with all the manufacturers maintenance manuals.
  - (vi) Bills of sale or transfers for all furnishings, equipment, etc., which are not part of the common elements.
  - (vii) Current documentation - declaration, description, by-laws, rules and regulations.
  - (viii) Minute books of Corporation and corporate seal.

February 1, 1978

ITEM 194 CONTINUED

- (e) That all Condominium Corporations of the City of Mississauga be requested to establish a permanent mailing address, e.g. P.O. Box or mail receptacle on site for all correspondence so that they can be easily reached on official business.
- (f) That a copy of the Condominium Study Group Report be sent to the HUDAC New Home Warranty Program, along with an official request from the City of Mississauga that their full warranty for common elements of all new condominiums (including the mechanical components) takes effect from the date the builder has ceased to have control of the Condominium Board of Directors.
- (g) That the following recommendation of the Condominium Study Group be referred back to the Study Group for further consideration:-
  - (i) That Section 24(a) (6) of the Condominium Act be amended by the deletion of the words "unless the agreement states that the money or any part of it will not be so credited" so that money paid as rent of a unit prior to registration may be credited as payments of the purchase price.
  - (h) (i) That the Province be requested to amend the Condominium Act to clearly permit the Municipality to approve Condominium Documents, e.g. Declaration, By-law #1, Management Agreement and Insurance Trust Agreement.
  - (ii) That the Province be requested to amend the Condominium Act to provide that the Board of Directors of a Condominium be required to submit for approval its annual budget to a general meeting of the Corporation called for that purpose.

February 1, 1978

ITEM 914 CONTINUED

- (i) That all condominiums in the City be inspected by the Building Division, and that their Board of Directors be notified after the inspection of any violations of:-
  - (i) The Ontario Building Code, and
  - (ii) The Minimum Standards By-law of the Cityand that such notification include any helpful reference to matters requiring attention which may have escaped their notice; and further, that the Fire Department be advised of any fire related problems which come to light as a result of these inspections.
- (j) That the list of recommended changes to the Ontario Building Code, attached as Appendix C to Councillor L. Taylor's report dated January 20, 1978, to the Residential Condominium Development Committee, be forwarded to the Ministry of Consumer and Commercial Relations along with a copy of this report.
- (k) That the City formally request the Provincial Government to draft legislation providing for licensing of qualified property managers in Ontario, and that this recommendation be referred to the Association of Municipalities of Ontario.
- (l) That Sheridan College be urged to investigate the setting up of a course on building maintenance which would be useful to all building owners, but particularly to Condominium Boards.

(09-3-78) 181-78  
(04-194-78)

195. That the Declaration submitted by Mr. Bernard J. Persiko of Rose, Persiko, Arnold and Taub, on behalf of Restwell Construction Limited, be approved subject to the following amendments:-

- (a) That Article 3, paragraph 1 of the submitted Declaration be deleted and that the corresponding clause in the Standard City of Mississauga Declaration be used in its place.



February 1, 1978

ITEM 195 CONTINUED

- (b) That Article 4, paragraphs 1(a) and 1(b) of the submitted Declaration, be deleted and the corresponding clause in the Standard Declaration of the City of Mississauga be used in its place.

(09-4-78) 181-78  
CDM 76-128

196. That a public meeting be held for the official plan and rezoning application under File OZ/38/77, Scarcello Developments Limited; and that the Official Plan amendment indicate additional contiguous lands presently designated residential as recommended in the Planning Department Report of January 17, 1978.

(07-2-78) OZ/38/77

197. That the rezoning application under File OZ/41/77, McDonald's Restaurants of Canada Limited, be deferred until the next Planning Committee meeting.

(07-2-78) OZ/41/77

198. That the Conditions of Draft Approval dated January 17, 1978, and the Consolidated Report dated December 28, 1977, for proposed plan of subdivision T-24451, Elm Development Company, be approved.

(07-2-78) T-24451

199. That the Conditions of Draft Approval dated January 17, 1978, and the Consolidated Report dated December 28, 1977, for proposed plan of subdivision T-25235, Elite Development Company, be approved.

(07-2-78) T-25235



February 1, 1978

200. That the Conditions of Draft Approval dated January 17, 1978, and the Consolidated Report dated December 28, 1977, for proposed plan of subdivision T-24536, Rockwood Properties Limited, be approved.  
(07-2-78) T-24536
201. That the information concerning the applications received by the Planning Department during December 1977, be received.  
(07-2-78) 12-78
202. That the Transit Authority meet on the third Friday of each month at 10:00 a.m. at 975 Gillian Street.  
(28-1-78) 185-78
203. (a) That the report dated December 19, 1977 from the Assistant Property Agent, Mr. R. K. Johnston, with respect to taxes paid by Mississauga Transit, be received.  
(b) That the Transit Manager, Mr. E. Dowling meet with the appropriate staff and report back to the Transit Authority, alternative ways in which the amount of taxes paid may be shown on all subsequent Transit Budgets.  
(28-2-78) 185-78
204. That the memorandum dated December 22, 1977 from Mr. W. Munden, City Treasurer, with respect to the usage of photo copying equipment, be received.  
(28-3-78) 185-78  
7-78
205. That the letter dated December 14, 1977 from Mr. H. W. Clelland, Manager, Plant Division for the Toronto Area Transit Operating Authority with respect to the proposed Dixie GO Station site, be received.  
(28-4-78) 185-78

February 1, 1978

206. That the oral report presented by the Transit Manager, Mr. E. Dowling with respect to the Joymar-Vista Drive Area Routes, be received.

(28-5-78) 185-78

207. That the letter dated November 24, 1977 from Mr. Louis H. Parsons, Chairman, Region of Peel, with respect to the GO transit service from the Streetsville area, be received.

(28-6-78) 185-78

208. That the report dated December 19, 1977 from Mr. E. Dowling, with respect to possible repairs of Fire Department vehicles by the Transit Department, be received and be referred to the Fire Chief, Mr. J. Miller, for comment.

(28-7-78) 185-78

209. That the present policy of issuing free transit passes to any person who is receiving a disability pension and whose spouse is 65 years and over, be continued.

(28-8-78) 185-78

210. That the petitions dated December 19, 1977 from residents in the Stanfield Route Area requesting the Mississauga Transit Authority to continue the service provided on Route 22, be received.

(28-9-78) 185-78

P-1

January 31, 1978.

I am presenting these petitions on behalf of the homeowners who live in Peel Condominiums Nos. 102, 107, 119, and 148. We have asked Victoria Wood Development Corporation Inc. not to build us a Recreation Centre as was agreed upon in the sale of our units. The reasons for our not wanting a recreation centre are because of the increasing maintenance costs and also the fact that a recreation centre is to be built in our area and upon completion to be turned over to the City.

Victoria Wood has agreed to our request if the City will release them from their moral obligation to provide us with recreational facilities. We have obtained release forms from our homeowners releasing Victoria Wood from their contractual obligation to provide us with a recreation centre. Out of 348 homeowners involved, 16 units are owned by Victoria Wood from which we have also obtained releases, we have just four (4) owners left to contact, these owners reside elsewhere. We have now been able to find addresses for these owners and are now contacting them by mail as they are either living in the States or reside in other areas of Ontario.

I hope the City will take into consideration the reasons for this petition as well as the community effort which has gone into this when reviewing this matter.

Mr. Richard Griffith, Victoria Wood, and myself are prepared to present this petition to City Council on Monday February 13, 1978.

Yours truly,

*Karen Findlay*  
Karen Findlay.

<b>RECEIVED</b>	
REGISTRY NO.	942
DATE	JAN 31 1978
FILE NO.	17-70 49-70
CLERK'S DEPARTMENT	

*President of P.C.C. # 119.*

✓	REFERRED TO RESIDENTIAL CONDOMINIUM DEVELOPMENT COMMITTEE
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Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-a  
PEEL CONDOMINIUM CORPORATION NO. 119 ADDRESS 2701 ACUTANE

NAME	UNIT #
Mr. & Mrs. Lawrence D. Findlay	21
Mr. & Mrs. J. Marshall	22
Mr. & Mrs. George A. Simpson	19
Mr. & Mrs. William J. Joseph	22
Mr. & Mrs. Robert W. H. H. H.	42
Mr. & Mrs. L. H. H. H.	18
William Woodland	59
Richard Joseph Chute	3
Loisann Pawelek	40
R. Deane per C. R. R.	43
Louis M. H. H.	

P-1-b

## STAIN E

NAME	UNIT #
Harry Koral - Louisa Laurel	77
Kenneth Larson Nicole Larson	78
Morna Gay Revell	89
Steven Kersel Revell	59
Brian Tompkins	45
Elizabeth Lane Crocker	49
James Douglas Crocker	49
Wood Litch Crocker	83
Mary Maxwell	71
Sheila Smallwood	27
Wayne C. Smallwood	27
Kanner W. Johnston	69
Edison M. Beck	95
John M. Beck	47
Patricia M. Beck	47
John M. Beck	47
Ursula Kirschbaum	50
Laurel Hill	58
Maurice Hill	58
Edward H. Shaw	53
Alma Shaw	54
Elizabeth Ann Stenche	55
Vincent Jusonic	7
Barbara Jusonic	7
Joseph Henry Mackinder	48
Louise Mackinder	48



Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-c  
PEEL CONDOMINIUM CORPORATION NO. 119 ADDRESS 2701 AQUITAINE

NAME	UNIT #
John Morris	71
Norman Jones	67
Donald Jones	67
Sandra Johnston	69
Shirley Ann Parrish	65
William G. Lorne	72
William G. Lorne	72
Joseph G. Lorne	73
William G. Lorne	73
William G. Lorne	86
Marie Villan	23
William G. Lorne	25
William G. Lorne	81
Linda O'Hare	81
William G. Lorne	62
Edward F. Clelland	62
William G. Lorne	93
William G. Lorne	68
William G. Lorne	68
James Victor Beck	95
William G. Lorne	91
William G. Lorne	91
William G. Lorne	57

25-41

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

PEEL CONDOMINIUM CORPORATION NO. 119 ADDRESS 2701 AQUITAINE P-1-a

NAME	UNIT #
Monique Langford	29
Mr. D. Skinner	79
James G. Bell	33
Colin Bell	35
John Bell	45
John Bell	74
Robert Frank Jones	90
Arthur Rea	46
Stacy Rea	61
Patrick Calla	75
Joe Calla	
Joe Calla	
Joe Calla	
Mildred Klassen	94
Kathleen Karbutt	
Joe Karbutt	97
Shirley Maki	96
Shirley Maki	53
Shirley Maki	
Shirley Maki	80.
Shirley Maki	80
Shirley Maki	
Shirley Maki	12.
Shirley Maki	12.

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-c  
PEEL CONDOMINIUM CORPORATION NO. 119 ADDRESS 2701 AQUITAINE

NAME	UNIT #
David James Lewis	#28
Michael David Quinn	#28
Isaac	#37
Betty In	#37
Harold H. H.	#26
Janice Kutt	#26
W. L. L. L.	#41
William L. L.	#35
Anthony Patricia Andrews	#35
James Noel Brockle	#34
Shirley Florence Hamilton	#41
John Hamilton McLeod	#36
John Hamilton McLeod	#36
Douglas Barclay	#32
James Dixon Hillis	#33
Sandra Vernon Jean Wood	#31
Brian Arthur Wood	#31
Shelva Lynn Buehl	#34
Betty Frances Morse	#32
Edward Bruce Morse	#32
John W. Hamel	#85
John W. Hamel	#85

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-f

PEEL CONDOMINIUM CORPORATION NO. 119 ADDRESS 7701 Aqueduct Ave.

NAME	UNIT #
John Stuchland	30
Gerry Stuchland	30
Shirley Maria Gohare	16
Donna Gohare	1
William Ferguson	2
George Lawrence	2
Bob + Bev Limy	5
Betty Limy	5
Lynda Black	11
David Black	"
David Anne Laurie	24
Allen L. Power	14
Sandra Power	14
JoAnne Hunter	97
William Hunter	97
John + Mary	8
John + Mary	8

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-g

PEEL CONDOMINIUM CORPORATION NO. 119 ADDRESS 2701 AQUITAINE

NAME	UNIT #
Nora Philip, Grace Phillips	23
Barney Hople	10
Barclay Charette	3
Judith Anne Holmes	17
John McWay + Paul McWay	6
John Dunn	20
Barbara Dunn	20
Barbara Allart	56
V. Jones, Robert H. T. Jones	15
Guillermo Acosta	13
Robert Elizabeth Rabe	13
Ronald James Belange	4
John H. Simoni	64
Michael	38



Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

PEEL CONDOMINIUM CORPORATION NO. 119 ADDRESS 2701 AQUITAINE

NAME

*Theresa Jean Tordella*  
*Robert John Tordella*  
*Mary Eileen*  
*Donna Binson*  
*Hilary Decker*  
*Joanne Furness*  
*W.D. Hyndman*  
*D.G. Brubaker*

UNIT #

*60*  
*60*  
*51*  
*9*  
*06*  
*64*  
*70*  
*70*

P-1-h

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P1-1

PEEL CONDOMINIUM CORPORATION NO. 119 ADDRESS 2701 AQUITAINE

NAME

UNIT #

*Robert Allen (underlined)*

73

*Linda Deborah (underlined)*

73

*Rose Legros*

37

*Daniel Scott Legros*

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

PEEL CONDOMINIUM CORPORATION NO. 148 ADDRESS 6777/6797 Furness

P-1-j

NAME	UNIT #
George Hattley	#1
Jean Hattley	#1
R. Quarry	#3
Doris Quarry	#3
John Paul Hattley	#2
RH	#1
Robert Hattley	#6
L.H. Dauphinee	#6
Nyla J. Dauphinee	#6
W. W. Hattley	#12
W. W. Hattley	#12
George Hattley	#9
Sharon Ling	#9
B. Hattley	#10
Jim Mc Hattley	#13
Robert & Trejek	#18
Doreen Quarry	#18
Ken Neseworthly	#17
Sharon Neseworthly	#17
Susan Rank	#16
Sharon	#15
King Maria	#5
Setula Maria	#5

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-K

PEEL CONDOMINIUM CORPORATION NO. \_\_\_\_\_ ADDRESS \_\_\_\_\_

NAME

UNIT #

23 Level 1

*IC [Signature]*  
*Jeanette S.L. Christie*

33 Level 1

*Cornie Hammett*

*Sandra McElrath*

35 Level 1

*[Faint signature]*

29

*[Faint signature]*

21

*[Faint signature]*

32 Level 1

*[Faint signature]*

31

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-2

PEEL CONDOMINIUM CORPORATION NO. 48 ADDRESS 6777/6777 Richmond

NAME	UNIT #
Dee Tullock	25
Dee Tullock	37
James Thomas	35
Dee Tullock	37
Dee Tullock	37
Dee Tullock	22
Dee Tullock	22
Dee Tullock	24
Dee Tullock	24
Dee Tullock	27
Dee Tullock	26
Dee Tullock	20
Dee Tullock	32
Dee Tullock	21
Dee Tullock	21
Dee Tullock	28
Dee Tullock	26
Dee Tullock	28
Dee Tullock	26
Dee Tullock	26



Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-m

PEEL CONDOMINIUM CORPORATION NO. 145 ADDRESS 6717 FARMINGTON AVE. MISSISSAUGA

NAME	UNIT #
Richard Stott	101
Donna Adams	92
William Stott	101
Leslie Bouskill	91
William Stott	91
P.H. Stott	97
Don Stott	97
R. Fickman	59
Karina	# 89
Robert W. W. W.	# 84
Christine Connor	# 90
James T. Condon	# 103
Robert W. W. W.	# 103
George H. Foster	# 98
Elizabeth M. Foster	# 98
H. J. Clark	# 20
mary ann	# 20
John H. H. H.	# 4
Edmund	# 55
Benjamin Gonsalves	# 69

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-n

PEEL CONDOMINIUM CORPORATION NO. 148 ADDRESS 6797 FORTY-THIRD AVE, MISSISSAUGA

NAME	UNIT #
Gerard L. A. I.	73
ALFRED L. A. I.	73
Kathryn MacArthur	85
Carolee L. A. I.	102
James L. A. I.	102
James L. A. I.	96
Ronald Belcher	87
Marie Belcher	95
Valda Belcher	95
Clive L. A. I.	88
Alison L. A. I.	88
M. Shamov	99
T. Shannon	99
L. Flynn	94
M. Melvin	100
E. Melvin	100
Robyn	86
Janet Jardine	92

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119; and 148.

P-1-0

PEEL CONDOMINIUM CORPORATION NO. 148 ADDRESS 6777 & 6797 FARMERS AVE.

NAME	UNIT #
<i>Ann Klassen</i>	50
<i>Doreen W. Saccoccia</i>	68
<i>Mrs C. Frick</i>	77
<i>M. J. [unclear]</i>	77
<i>[unclear] [unclear]</i>	80
<i>Martha G. Sted</i>	85
<i>[unclear] [unclear]</i>	81
<i>[unclear] [unclear]</i>	81
<i>Irma McCutcheon</i>	73
<i>Carolyn [unclear]</i>	76
<i>Marion Pappett</i>	78
<i>Paula C. Baccan-Kelly</i>	64
<i>Robert Kelly</i>	64
<i>Brian Edwards</i>	66
<i>St. Bellis</i>	65
<i>June H. Rice</i>	72
<i>Susan Lauder</i>	74
<i>[unclear]</i>	74
<i>Wynne Wilbur</i>	68

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-P

PEEL CONDOMINIUM CORPORATION NO. 1-5 ADDRESS 6777 Fennell Ave.

NAME	UNIT #
<i>Mr. &amp; Mrs. R. H. Smith</i>	#52
<i>W. A. O'Leary</i>	#49
<i>John &amp; Mary</i>	#49
<i>Timothy Harmon</i>	58
<i>Scott W. W.</i>	#47
<i>Dennis Price</i>	#47
<i>Mary &amp; Thomas</i>	#46
<i>Barbara M. Thomas</i>	#46
<i>Henry &amp; Ruth</i>	#45
<i>Hilda Roth</i>	#45
<i>Harold Booth</i>	#48
<i>Leather Clark</i>	#54
<i>William J. Hall</i>	#54
<i>John C. Lindner</i>	#53
<i>Patricia Lindner</i>	#53
<i>Rosa Houston</i>	#51
<i>Robert &amp; Margaret</i>	#62
<i>Barbara Houston</i>	#62
<i>John Morrison</i>	#51
<i>Barbara Cochrane</i>	#42
<i>B. T. Gill</i>	#42
<i>John &amp; Mary</i>	#42
<i>Elizabeth &amp; John</i>	#42
<i>John &amp; Mary</i>	#60
<i>Cynthia &amp; Kevin</i>	#59
<i>Don Harmon</i>	#58
<i>Gladys Roth</i>	#57

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-9

NAME	PEEL CONDOMINIUM CORPORATION NO. <u>148</u> ADDRESS <u>6777 Formantera</u>	UNIT #
W.D. Alexander	6777 Formantera	56
J. St. John	6777 Formantera	52
G. Smith		44
R. Smith	6777 Formantera	59
A. Smith	6777 Formantera	61
Margaret J. Turner		



Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-r

PEEL CONDOMINIUM CORPORATION NO. 107 ADDRESS 6774 GLEN BRIN DRIVE

NAME	UNIT #
<i>[Signature]</i>	26
<i>[Signature]</i>	28
<i>[Signature]</i>	33
<i>[Signature]</i>	34
Stephen K. Clarke	5
L.O. Burlington	5
<i>[Signature]</i>	55
<i>[Signature]</i>	51
<i>[Signature]</i>	47
B. C. R. M. P.	53
<i>[Signature]</i>	52
<i>[Signature]</i>	33
<i>[Signature]</i>	32
<i>[Signature]</i>	36
<i>[Signature]</i>	37
<i>[Signature]</i>	38
<i>[Signature]</i>	16
<i>[Signature]</i>	1
<i>[Signature]</i>	7
<i>[Signature]</i>	50
<i>[Signature]</i>	54
<i>[Signature]</i>	10
<i>[Signature]</i>	51
<i>[Signature]</i>	64

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-S

PEEL CONDOMINIUM CORPORATION NO. 107 ADDRESS 6779 GLEN DRIV DRIVE

NAME	UNIT #
Charles David Nolan	9
Al de Bruchey	43.
Bruce D. Boucher	42
Myrtle G. G. G.	3
John J. G.	2
John J. G.	8
John J. G.	--
R. B. Chatterton	45.
Ms. Mike Santos	10
John J. G.	24.
John J. G.	21
John J. G.	20
John J. G.	61
John J. G.	41
John J. G.	23
John J. G.	17
John J. G.	13
John J. G.	12
John J. G.	11
John J. G.	27
John J. G.	7.
John J. G.	47
John J. G.	20.
John J. G.	25

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-t

PEEL CONDOMINIUM CORPORATION NO. 107 ADDRESS 5771 KENNEDY RD. E. MISSISSAUGA, ONT. L4X 1K3

<u>NAME</u>	<u>UNIT #</u>
Alec MacCulloch	22
Lawrence Hudson	26
Bob West. St	31
C. Harley Cunningham	34
St. K. Smith	39
L. Callig.	59
J. H. Smith	53

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-u

PEEL CONDOMINIUM CORPORATION NO. 102 ADDRESS 2651 Aquitaine Ave

NAME	UNIT #
Diana Bonas	5
William Bonas	14
108 S.E.	13
James Williamson	12
Paul Gallot	11
51 B	1
Carl M. H. H.	7
William Little	8
	6
	-

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-v

PEEL CONDOMINIUM CORPORATION NO. 102 ADDRESS 2651 AQUITAINE AVENUE

NAME	UNIT #
<i>[Signature]</i>	15
<i>[Signature]</i>	16
Albert Herwin	17
Joan Herwin	17
Mike Baird	19
Wendy Baird	19
Jennie Clattenburg	22
Ken Clattenburg	22
Alma S. [Signature]	23
Patricia Armstrong	18
Donald Koster	20
<i>[Signature]</i>	20
Doraine	20
R. Turner	21
N. B. [Signature]	24



Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-w

PEEL CONDOMINIUM CORPORATION NO. 102 ADDRESS 3051 Fintona Ave

NAME	UNIT #
<i>[Signature]</i>	28
<i>[Signature]</i>	31
<i>[Signature]</i>	32
<i>[Signature]</i>	27
<i>[Signature]</i>	33
<i>[Signature]</i>	36
<i>[Signature]</i>	37
<i>[Signature]</i>	35

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

PEEL CONDOMINIUM CORPORATION NO. 102 ADDRESS 7651 Aquitaine Ave,  
Miss. Ont.

P-1-x

NAME	UNIT #
<i>[Signature]</i>	50
<i>[Signature]</i>	45
Mary Ann Adams	40
Jean N. Deller	41
G. Diphant	112
<i>[Signature]</i>	30
C. deane	42
J. Simmons	44

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-y

PEEL CONDOMINIUM CORPORATION NO. \_\_\_\_\_ ADDRESS \_\_\_\_\_

NAME

UNIT #

James D. Stephens

48

James D. Stephens

49

5th Floor

51

Y.H. Hui

52

Y.H. Hui

53

Y.H. Hui

54

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-2

PEEL CONDOMINIUM CORPORATION NO. 102 ADDRESS 2651 AQUITAINE AVE

NAME

UNIT #

*Don  
Mayhew Sr*  
*[Signature]*  
*P. McBurn*  
*J. Loring*  
*W. Loring*  
*[Signature]*  
*Catherine R. Scott*  
*Robert W. Scott*  
*J. J. Connolly*  
*E. M. Connolly*

68  
68  
74  
63  
63  
67  
67  
55  
55  
66  
66

P-1-aa

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporations Nos. 102, 107, 119 and 148.

PEEL CONDOMINIUM CORPORATION NO. 102 ADDRESS 2651 AQUITAINE AVE.

NAME

UNIT #

VICTOR HINDE ESTATE

47

*John Hindle*



Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-bb

PEEL CONDOMINIUM CORPORATION NO. 102 ADDRESS 2651 AQUITAINE AVENUE

NAME	UNIT #
Marian Ansell	10
F. Centine	54
John & Mary	57
John & Mary	58
James & Mary	59
Delia & Guy	60
Bill & Catherine	61
Douglas & Linda	62
Robert & Mary	65
Marian & Mary	71
Frank & Mary	69
John & Mary	73
Sancho & Mary	72
Sharon Edwards	75
Reginald Edwards	77
David Manning	70

Due to increasing costs incurred in maintaining a private recreational centre, and in view of the City of Mississauga's intent to build a Civic recreational centre in Meadowvale West, we request the Council to release Victoria Wood Development Corporation Inc. from their obligation to build a private recreational centre for Peel Condominium Corporation's Nos. 102, 107, 119, and 148.

P-1-cc

PEEL CONDOMINIUM CORPORATION NO. 102 ADDRESS 2651 AQUITAINE AVE

NAME	UNIT #
<i>and [unclear]</i>	3
<i>Christine A. Hestby</i>	4
<i>George [unclear] Mary [unclear]</i>	1
<i>D. Coulson</i>	78
<i>[unclear] Jean [unclear]</i>	79
<i>Christine [unclear]</i>	80
<i>[unclear]</i>	81
<i>Robert [unclear]</i>	82
<i>D. Heazel St. Heazel</i>	83
<i>[unclear]</i>	84
<i>Kenneth [unclear]</i>	85
<i>Sandy Blom [unclear]</i>	86

RESOLUTION AVAILABLE

P-2

We, the undersigned Businessmen of the Community of Port Credit, in the City of Mississauga wish to inform Council of our concern of the serious impact that the \$5.00 parking tickets are having on our customers.

While most customers did not object to the \$2.00 fee, the reaction is quite strong against \$5.00 and many customers are not returning after receipt of such ticket. While we agree with "tagging", we also believe that such should be for a regulation of parking and the fine should not be such that it encourages our customers to shop elsewhere.

We therefore, petition the Council to reduce the parking fee to \$2.00.

BUSINESS	ADDRESS	PROPRIETOR
Mafted's Pharmacy	279A Lakeshore Rd E	Jeannette Mafted
Lakeshore Cold	279 Lakeshore Rd	Eric M. M. M.
Superior Variety	275 Lakeshore Rd. E	Frank Belmont
Superior Drycleaners Ltd	275 Lakeshore Rd. East	Edna Simon
Superior Drycleaners Ltd	261 Lakeshore Rd E	S. S. S.
Amador Corner Ltd.	265 Lakeshore Rd. E.	M. M. M.
Superior Drycleaners Ltd	261 Lakeshore Rd. E.	M. M. M.
Superior Drycleaners Ltd	257A Lakeshore Rd E	E. S. S.
Superior Drycleaners Ltd	255 LAKE SHORE RD	BERT'S SPORT CHALET LTD.
Superior Drycleaners Ltd	253 Lakeshore Rd E	Superior Drycleaners Ltd
Martin's T.V. & Radio Ltd	249 Lakeshore Rd.	W. M. M.
JOHN BARBER SHOP	247 LAKE SHORE RD E	John Barber
PORT CREDIT PETSHP	245 LAKE SHORE RD E	R. M. M.
Armstrong Jewellers	237 Lakeshore Rd. E	Armstrong Jewellers
Armstrong Jewellers	235 Lakeshore Rd. E	Armstrong Jewellers
ABC Antiques	231 Lakeshore Rd. E.	ABC Antiques
Superior Drycleaners Ltd	229 Lakeshore Rd E	Superior Drycleaners Ltd
Superior Drycleaners Ltd	227 Lakeshore Rd E	Superior Drycleaners Ltd
Superior Drycleaners Ltd	223 Lakeshore Rd. E.	Superior Drycleaners Ltd
Superior Drycleaners Ltd	221 Lakeshore Rd. E.	Superior Drycleaners Ltd
Superior Drycleaners Ltd	219 Lakeshore Rd. E.	Superior Drycleaners Ltd
Superior Drycleaners Ltd	217 Lakeshore Rd. E.	Superior Drycleaners Ltd
Superior Drycleaners Ltd	215 Lakeshore Rd. E.	Superior Drycleaners Ltd
Superior Drycleaners Ltd	213 Lakeshore Rd. E.	Superior Drycleaners Ltd
Superior Drycleaners Ltd	211 Lakeshore Rd. E.	Superior Drycleaners Ltd

P-2-a  
We, the undersigned Businessmen of the Community of Port Credit, in the City of Mississauga wish to inform Council of our concern of the serious impact that the \$5.00 parking tickets are having on our customers

While most customers did not object to the \$2.00 fee, the reaction is quite strong against \$5.00 and many customers are not returning after receipt of such ticket. While we agree with "tagging", we also believe that such should be for a regulation of parking and the fine should not be such that it encourages our customers to shop elsewhere.

We therefore, petition the Council to reduce the parking fee to \$2.00.

<u>BUSINESS</u>	<u>ADDRESS</u>	<u>PROPRIETOR</u>
Sue Dobson Travel	207 Lakeshore Rd	S. Dobson
Comment: also used agreement meters at all		
		S. Dobson.
STEWART GIFT & HARDWARE	237 LAKESHORE RD. E. 1ST CHURCH	
S. J. H. H. H.	257 Lakeshore Rd E	
105 Lakeshore Rd E	105 Lakeshore Rd E	
259 Lakeshore Rd E	259 Lakeshore Rd E	
245 Lakeshore Rd E	245 Lakeshore Rd E	
247 Lakeshore Rd E	247 Lakeshore Rd E	
301 Lakeshore Rd E	301 Lakeshore Rd E	
305 Lakeshore Rd E	305 Lakeshore Rd E	
307 Lakeshore Rd E	307 Lakeshore Rd E	
295 Lakeshore Rd E	295 Lakeshore Rd E	
257 Lakeshore Rd E	257 Lakeshore Rd E	
106 A Lakeshore Rd E	106 A Lakeshore Rd E	
102 Lakeshore Rd E	102 Lakeshore Rd E	

P-2-b

We, the undersigned Businessmen of the Community of Port Credit, in the City of Mississauga wish to inform Council of our concern of the serious impact that the \$5.00 parking tickets are having on our customers.

While most customers did not object to the \$2.00 fee, the reaction is quite strong against \$5.00 and many customers are not returning after receipt of such ticket. While we agree with "tagging", we also believe that such should be for a regulation of parking and the fine should not be such that it encourages our customers to shop elsewhere.

We therefore, petition the Council to reduce the parking fee to \$2.00.

BUSINESS	ADDRESS	PROPRIETOR
Hooper's Pharmacy	150 Lakeshore Rd E	W. B. Burns
THE Little General	91 Lakeshore Rd E	F. W. W. H.
302 - The Shop	91 Lakeshore Rd E	J. Robinson
Hummingbird Home	54 Lakeshore Rd E	D. J. J. J.
Stedman's	56 Lakeshore Rd E	H. J. J. J.
527 POWER C. L. LTD.	52 LAKESHORE RD E.	J. J. J. J.
TIMOTHY H. DITCHETT REALTY LTD.	62A LAKESHORE RD. E.	G. A. M. M.
Stamback Florist	62 Lakeshore E	D. K. J. J.
Belmonte's Flowers Ltd.	70 Lakeshore Rd E	H. J. J. J.
ALEXANDER'S ANTIQUES.	72 LAKESHORE RD. E.	Ally H. J.
Catherine Oakden	80 Lakeshore E.	
Salvation Army		
MARLIN MOTION PICTURES	47 LAKESHORE RD E	J. J. J. J.
HURONTARIO MANAGEMENT SERVICES	39 LAKESHORE RD. E.	W. W. W. W.
Rid and Durean	39 Lakeshore Rd. E.	J. P. Durean
HARPER REALTY INC.	39 LAKESHORE RD E	J. J. J. J.
Sturges-Ridgeway-Sheehy	39 Lakeshore Rd E	J. J. J. J.
Golden West Restaurant	55 Lakeshore Rd E.	J. J. J. J.
Biggie Beauty Salon	54 Lakeshore Rd E	J. J. J. J.
Clive Financial Services	61 Lakeshore Rd E	J. J. J. J.
Dutch Kitchen Ltd.	71 Lakeshore Rd E	J. J. J. J.
Lucia's Hair	83 Lakeshore Rd E.	J. J. J. J.
LEIGIS. FOR. HEN	85 LAKESHORE RD. E.	J. J. J. J.
Hawes's Hardware	89 LAKESHORE RD. E.	J. J. J. J.
A. E. La Page (Ontario) Ltd.	91A Lakeshore Rd E.	J. J. J. J.
Y. L. M.	94 LAKESHORE RD	



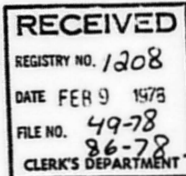
P-2-c

We, the undersigned Businessmen of the Community of Port Credit, in the City of Mississauga wish to inform Council of our concern of the serious impact that the \$5.00 parking tickets are having on our customers.

While most customers did not object to the \$2.00 fee, the reaction is quite strong against \$5.00 and many customers are not returning after receipt of such ticket. While we agree with "tagging", we also believe that such should be for a regulation of parking and the fine should not be such that it encourages our customers to shop elsewhere.

We therefore, petition the Council to reduce the parking fee to \$2.00.

BUSINESS	ADDRESS	PROPRIETOR
away cleaners	103 Lakeshore Rd.	A. Nason
Nordine Hairdressing	107 Lakeshore Rd.	Monica Ross
Guyford House Surf	111 Lakeshore Rd. E.	P. Burton
Toronto's Hairdressers	115 Lakeshore Rd. E.	Kenner
Invanto Salon	117 Lakeshore Rd.	Maria Davies
Parsons Tailor & Outfit	112 Lakeshore Rd. E.	Allyson (the Pros)
H. V. Payde	84 Lakeshore RDE.	CUSTOM STEREO
M. J. C. & Son	111 Lakeshore Rd. E.	M. J. C. & Son
Woman's Variety	48 Lakeshore Rd. E.	Norm Livingston
Saskatoon and they're all	4 Lakeshore Rd. E.	90 Lake St.
Lakeshore Rd.	40 Lakeshore Rd. E.	Chas. Hays
Victoria & Co. Trust Co.	36 Lakeshore Rd. E.	W. J. A.
Ambassadors Tavern	26 Lakeshore Rd. E.	Robert Blyden
Chy Sheni	132 Lakeshore Rd.	R. M. Rae
John & Co.		Victor Scott
Joe Yellow	253 LAKESHORE	FALCON SHOES
Home Steak House	203 LAKESHORE	Paul Williams
Kitchen Country	189 LAKESHORE	J. Y. Thorne



#30

Moved by: L. Taylor  
Seconded by: F. Bean

48-1

WHEREAS S. B. McLaughlin and Associates Limited and Hub Tower Suites Leasehold Limited have informed the City of Mississauga that it is essential that construction commence as soon as possible on a building to be erected on the property which is the subject matter of City File OZ/40/76;

AND WHEREAS many complicated matters involving the zoning, provision for parking, road dedication, sight triangles, road closings, financial contributions, etc. have yet to be identified and solved to the satisfaction of the City;

AND WHEREAS no financial agreement, housekeeping agreement, engineering agreement, site development plan agreement, and other matters normally required to be satisfied prior to the enactment of a zoning by-law have yet been entered into or satisfied;

AND WHEREAS the time required to complete these matters would delay the presentation to City Council of a rezoning by-law;

AND WHEREAS the City is desirous of assisting S. B. McLaughlin and Associates Limited and Hub Tower Suites Leasehold Limited in processing their rezoning application at the earliest possible time;

BE IT RESOLVED that By-law #48-78 be put on the agenda for the Council meeting to be held on Monday, February 13th, 1978, for the purpose of being rescinded, unless before that date, an agreement is executed by S. B. McLaughlin and Associates Limited and Hub Tower Suites Leasehold Limited containing provisions which in the opinion of the City Manager are satisfactory to require McLaughlin and Hub aforesaid to

- (a) make special financial contributions in respect of the development of the City Core, as well as the usual development levies payable,
- (b) require the dedication of roads and the construction thereof in the vicinity of the property which is the subject of City File OZ/40/76,
- (c) require the provision of parking in excess of that formally required by By-law 5500, and amendments thereto, the quantity and location of such parking being in the discretion of the City,
- (d) require the execution of all further and necessary undertakings and agreements to satisfy all the financial engineering, planning, and other requirements of the City in connection with the development of property which is the subject of City File OZ/40/76.

MOTION CARRIED



City of Mississauga

MEMORANDUM

To All Members of Council From L. M. McGillivray  
Dept. \_\_\_\_\_ Dept. Clerks

February 10, 1978

ADDITIONAL DEPUTATIONS FOR COUNCIL MEETING OF FEBRUARY 13, 1978

- (e) FILE 17-78 - RECREATION  
FILE 30-78 - GRANTS

Mr. H. Shipp will appear before Council to request a \$5,000.00 advance for the Mississauga Fritterfest.

- (f) FILE 7-78 - CLERKS  
FILE 115-78 - CITY HALL

Mr. S. Smith will appear before Council to request that the Mississauga Executive Centre processing be expedited.

L. M. McGillivray  
Deputy City Clerk

/kf



## City of Mississauga

### MEMORANDUM

To All Members of Council

From L. M. McGillivray

Dept. \_\_\_\_\_

Dept. Clerks

February 10, 1978

#### ADDITIONAL ITEMS FOR CITY COUNCIL AGENDA

FEBRUARY 13, 1978

#### REPORTS FROM MUNICIPAL OFFICERS

##### R-8 - FILE 32-78 - COMMITTEE OF ADJUSTMENT

Report dated January 31, 1978, from Mr. B. Clark, City Solicitor, requesting that he be authorized to appear before the O.M.B. on February 22, 1978, with respect to an appeal by Itario Investments Ltd., from the decision of the Committee of Adjustment, File C.A. "A" 167/77 - lands located at 7171 Torbram Road. Resolution available.

##### R-9 - FILE 32-78 - COMMITTEE OF ADJUSTMENT

Report dated January 31, 1978, from Mr. B. Clark, City Solicitor, requesting direction from Council as to the position, if any, to be taken with respect to an appeal to the O.M.B. by Philip Giannini from two decisions of the Committee of Adjustment, File C.A. "A" 156/77 - lands located at 7171 Torbram Road.

##### R-10 - FILE 181-78 - RESIDENTIAL CONDOMINIUM DEVELOPMENT COMMITTEE

Report dated February 10, 1978, from Mr. J. D. Murray, Committee Co-ordinator, Residential Condominium Development Committee, outlining comments of the Committee concerning the recommendations of the Ontario Study Group Report, recommending approval of the Committee's recommendations, and further, forwarding a copy of these recommendations to the Study Group for comment. Resolution available.

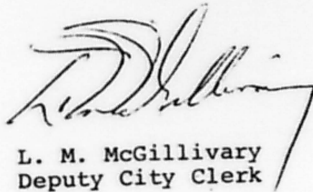


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ADDITIONAL ITEMS FOR COUNCIL - FEBRUARY 13, 1978

MOTIONS:

- (r) To authorize the City Solicitor to appear before the O.M.B. with respect to an appeal under C.A. "A" 167/77 - Itario Investments Ltd.
- (s) To approve comments/recommendations of Residential Condominium Development Committee re: the Ontario Study Group Report, and to forward a copy of these recommendation to the Study Group for report, and  
To authorize the Committee to complete its review of the Study Group Report, reporting recommendations to Council.



L. M. McGillivray  
Deputy City Clerk

/kf





City of Mississauga

MEMORANDUM

R-8

To: Mayor and Members of  
General Committee

From: Basil Clark, Q.C.,  
City Solicitor.

January 31, 1978.

Re: Ontario Municipal Board Appeal  
Itario Investments Limited  
7171 Torbram Road

The above is an appeal by the owners of the subject lands from a Committee of Adjustment refusal to grant a minor variance.

The subject lands are zoned M1 Industrial and are currently used for the purposes of a meat processing plant. The application to the Committee of Adjustments was for a minor variance to permit a retail meat store operation in conjunction with a meat processing plant.

Both the Planning Department and the Zoning Department indicated objections to this application. The Committee itself, indicated that the proposed use was neither desirable nor appropriate, that the parking facilities available were inadequate for the proposed use and that the proposed use was contrary to the intent and purpose of the Official Plan and Zoning By-law.

The application was refused.

RECOMMENDATION: That the City Solicitor be authorized to appear before the Ontario Municipal Board on February 22nd, 1978 to oppose the appeal by Itario Investments Limited under Committee of Adjustments File C.A. "A" 167/77.

Sincerely,

Basil Clark, Q.C.,  
City Solicitor.

AMCD:jp



City of Mississauga

MEMORANDUM

R-9

To: Mayor and Members of  
From: Basil Clark, Q.C.,  
Dept: General Committee  
City Solicitor.

January 31, 1978.

Re: Ontario Municipal Board Appeal  
Philip Giannini - 125 Mineola Road West

The above is an appeal from two Committee of Adjustments decisions which refused two minor variance applications in respect of the above premises.

The house currently exists on two lots comprising the above address. These two lots appear on a plan of subdivision which was registered prior to by-law 5500. As a result, their frontages (52'7") do not comply with the R2 zone provisions which require a 60 foot frontage.

The applicant proposes to demolish the existing dwelling and to construct two new homes (one on each of the two lots).

No City Department indicated any objections to this application.

However, 22 neighbouring property owners, including the Credit Reserve Association, expressed objections by letter or personal appearance. The objectors contended that the majority of the lots in this area have frontages of approximately 90 feet, notwithstanding the old plan of subdivision lot alignment and notwithstanding the zoning.

The following is an extract from the Committee decision:

"The Committee concurred with the residents' opposition to the application. The existing dwelling, from a visual inspection, appears to be well kept and the proposed redevelopment would not serve to enhance the subject area. The subject lots have configurations which do not lend themselves to the type of redevelopment sought by the applicant. The Committee felt that the applicant's proposal would not be in conformity with the intent or purpose of the Official Plan or Zoning By-law."

Contd/.....

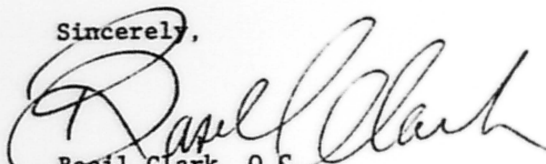
R-9-a

Page 2

Re: O.M.B. Appeal - Giannini

RECOMMENDATIONS: That the City Solicitor be instructed as to the position, if any, which should be taken on this appeal.

Sincerely,



Basil Clark, Q.C.,  
City Solicitor.

AMCD:jp



City of Mississauga

MEMORANDUM

R-10

To THE MAYOR AND MEMBERS OF From John D. Murray  
COUNCIL Dept. Clerks  
Dept. \_\_\_\_\_

February 10, 1978

LADIES AND GENTLEMEN:

FILE: 181-78

SUBJECT: The Recommendations of the Ontario Residential Condominium Study Group known as the "Kealey Report".

ORIGIN: Request from the Province of Ontario for comments regarding the Kealey Report by Friday, February 17, 1978.

COMMENTS: The Residential Condominium Study Group met on five occasions January 17th, 19th, 23rd, 26th and 31st, to review the recommendations of the Kealey Report and prepare its comments.

The Committee noted that many of the recommendations of the Kealey Report are current policy of the City of Mississauga so that the effect of the Report will be to bring other municipalities up to the City's standards. The Committee agreed with the proposed approval procedure for condominium applications, but expressed reservations with respect to putting the details of development policies and standards into the Official Plan. Such a provision would be very cumbersome and difficult to amend if it were desirable to permit an exception to the approved standards. However, the Committee strongly endorsed the idea of incorporating a policy statement in the Official Plan indicating that condominium developments are subject to certain guidelines, with respect to parking, service facilities, design criteria and size etc.

The Committee agreed that the Municipal Act should be amended to permit a municipality to provide municipal services on condominium property but only at the request of the condominium corporation and subject to a fee schedule to be established by the municipality. The Committee emphasized that the legislation should be permissive and not impose an obligation to provide municipal services on condominium property.

...../2



R-10-a

-2-

February 10, 1978

COMMENTS:

The Committee also re-affirmed its belief that the Condominium Declaration and By-law #1, as the working documents of the Corporation, should provide all the details and information necessary to running a condominium corporation and should not be shortened to any great extent for the sake of convenience.

The Committee felt strongly that condominium owners in the Province as a whole would benefit from the creation of a "Registrar of Condominiums", but emphasized that a municipality willing to assume the responsibilities and powers of the Registrar should be permitted to do so. The Committee was especially concerned with the right to approve documentation and the responsibility for the local hearing officers, the lower tier of the two-tier "dispute resolution tribunal" proposed in the Kealey Report.

Though the Committee's review of the Kealey Report is not complete, the Committee has already examined in detail over 100 of the 120 recommendations and the entire report in principle. As the Province has requested that all comments be forwarded to them by Friday, February 17, it is therefore important that the municipality's comments be forwarded as soon as possible. The Committee's comments with respect to the details of approximately 20 recommendations will be submitted at a later date.

Attached to this report as Appendix "A" is a list showing the Residential Condominium Development Committee's recommendations with respect to individual recommendations of the Kealey Report. With these exceptions the recommendations of the Kealey Report are endorsed by the Residential Condominium Development Committee.

The Residential Condominium Development Committee at its meeting held on January 24, 1978, adopted recommendation 59 of the Kealey Report, with respect to warranty documents, as-built drawings, all contracts and agreements, maintenance manuals and schedules etc., that must be provided by the developer to the Condominium Corporation. This recommendation was amended to include all manufacturer's maintenance manuals and warranties.

...../3



R-10-b

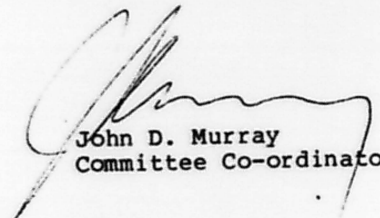
-3-

February 10, 1978

At the same time the Committee also recommended that the Province license the property management industry in lieu of the Kealey recommendations 56 and 57 (See Item XXV in Appendix 'A' to this report).

**RECOMMENDATIONS:**

- (1) That the report dated February 10, 1978, with respect to the City of Mississauga's comments and recommendations concerning the Ontario Study Group Report, be approved and further that a copy of this report be forwarded to the Study Group for its comments.
- (2) That the Residential Condominium Development Committee complete its review of the Ontario Study Group Report, as soon as possible, and submit its recommendations to Council for approval.

  
John D. Murray  
Committee Co-ordinator

JDM

R-10-c

APPENDIX 'A' TO MR. J. MURRAY'S  
REPORT OF FEBRUARY 10, 1978

RESIDENTIAL CONDOMINIUM DEVELOPMENT  
COMMITTEE RECOMMENDATIONS

- (I) That consideration be given to requiring disclosure, regarding whether the development is rental or condominium, prior to the draft plan of subdivision approval to assist in the regulating of odd-shaped blocks.
- (II) That detailed comments concerning the Kealey Report recommendations on the Ontario Building Code be submitted to the Province as soon as possible to supplement the Residential Condominium Development Committee's approval in principle. (referred to the Condominium Study Group for further consideration).
- (III) That the Province provide either the necessary funds or the educational programmes, to improve standards for Municipal Inspectors or both as is required.
- (IV) That the builder must obtain warranties in a form capable of transfer to the condominium corporation.

KEALEY REPORT RECOMMENDATIONS

The Kealey Report recommends that the builder/developer discloses his intention to the Municipality to develop a condominium project prior to site plan approval and application for a building permit. (1A)\*

The Kealey Report recommends that the Ontario Building Code be reviewed with a view to establishing standards of design and workmanship beyond the minimum standards for safety; standards re lifetime costs of maintenance and repairs, re sound proofing, re energy efficient design including insulation and finally establishing the Ontario Building Code as a minimum standard so that the Municipality has the power to improve higher standards. (5A-F)

The Kealey Report recommends that the Province provide funds for educational programmes. (6)

The Kealey Report recommends that the builder obtain the aforementioned warranties whenever possible. (7)

\*This and subsequent numbers in parenthesis refer to the numbers of the relevant recommendations of the Kealey Report.

R-10-d

APPENDIX 'A' TO MR. J. MURRAY'S  
REPORT OF FEBRUARY 10, 1978

Page 2

RESIDENTIAL CONDOMINIUM DEVELOPMENT  
COMMITTEE RECOMMENDATIONS

KEALEY REPORT RECOMMENDATIONS

- (V) That the Kealey Report recommendations 8a and 8b with respect to amendments to the Ontario New Home Warranties Plan be implemented retroactively from January 1, 1977 to cover all buildings under the H.U.D.A.C. Warranty Programme.
- (VI) That since it is doubtful if the Municipalities can effectively define the term 'Single Family' as it applies to the zoning of residential lands, the term should be defined either by the Province or the Courts.
- (VII) That the City of Mississauga not endorse the proposal that the Municipality limit the number of persons per bedroom or per floor space through their maintenance or occupancy by-laws.

The Kealey Report recommends that the Ontario New Home Warranty Plan Act be amended to permit the Warranty Corporation to act as a Trustee to borrow money from a lender who has unadvanced mortgage funds on a condominium project and to further empower the Warranty Corporation to use such money for the completion of units or common elements not covered by the warranty. (8a and 8b)

The Kealey Report recommends that the Municipality provide a clear definition of the term 'Single Family' in the zoning by-laws and that such a provision be enforced. (12A)

The Kealey Report recommends that as an alternative to clearly defining 'Single Family', Municipalities provide restrictions on the maximum number of persons per bedroom or per floor space in their maintenance and occupancy by-laws. (12B)

R-10-e

APPENDIX 'A' TO MR. J. MURRAY'S  
REPORT OF FEBRUARY 10, 1978

Page 3

RESIDENTIAL CONDOMINIUM DEVELOPMENT  
COMMITTEE RECOMMENDATIONS

- (VIII) That Municipalities adopt adequate minimum standards for road widths and adequate consistent standards for construction.
- (IX) That the Official Plan include a Statement of Policy with respect to size and complexity, parking, services, design standards, site planning that ensures privacy and garbage pickup, but that the details of such a policy not be included in the Official Plan; and further, that the City of Mississauga strongly endorse the proposal that the size and type of condominium developments be regulated.

KFALEY REPORT RECOMMENDATIONS

The Kealey Report recommends that Municipalities adopt consistent standards relating to width and construction of internal roads and other services. (14)

The Kealey Report recommends that Municipalities develop policies and guidelines for condominiums with respect to all matters contained in Section 35a(2) of the Planning Act which will include the following and that these policies and guidelines be adopted as amendments to the Official Plan:

- a) size and type of housing
- b) parking
- c) internal or public roads
- d) municipal servicing policies and fee structure, if applicable
- e) design standards
- f) privacy
- g) garbage storage areas (16A - G, 17)



R-10-f

APPENDIX 'A' TO MR. J. MURRAY'S  
REPORT OF FEBRUARY 10, 1978

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RESIDENTIAL CONDOMINIUM DEVELOPMENT  
COMMITTEE RECOMMENDATIONS

- (X) That condominium organizations such as Peel Condominium Association and Federation of Ontario Condominium Association be invited to participate in the workshop dealing with the new appeal procedures.
- (XI) That the Municipal Act be amended to permit Municipalities to provide road maintenance and snow plowing, if they so desire, upon request of the Condominium Corporation.
- (XII) That Municipalities insist that all internal condominium roads be constructed to full municipal standards, except as they relate to road widths so that roads may be assumed by the Municipality at the request of the Condominium Corporation at a later date; and further, that Municipalities consider assuming internal condominium roads that are built to municipal standards and adequately maintained at the request of the Condominium Corporation.

KEALEY REPORT RECOMMENDATIONS

The Kealey Report recommends that the Ministry of Housing organize workshops with Municipalities to review the new approval procedures. (18)

The Kealey Report makes a similar recommendation but the Committee wishes to emphasize the permissive nature of the legislation that would not oblige a Municipality to provide additional services; and further, that the request for such services must come from the Condominium Corporation itself.

The Kealey Report recommends that Municipalities consider the possibility of assuming as public roads the internal roads of condominiums. The Ministry of Transportation and Communications would include such roads in its calculations of the roads subsidy if the roads are approved by the Ministry of Housing. (20)



RESIDENTIAL CONDOMINIUM DEVELOPMENT  
COMMITTEE RECOMMENDATIONS

- (XIII) That recommendation 20B of the Kealey Report not be endorsed unless it is clarified that the Ministry of Housing grants municipal status to internal roads of less than 66 feet only if, in all other respects, they meet municipal standards.
- (XIV) That all condominium site plans ensure complete equality to all unit owners with respect to garbage pick-up, so that no unit owner must carry his garbage further than the others and that garbage trucks must have a turn-around area provided if required to provide such equal service.
- (XV) That all necessary underground services follow the internal road system.
- (XVI) That condominiums not be afforded special treatment with respect to the maintenance and services but that municipalities ensure the quality of design and construction for all condominium developments identical to those for single family homes.

KEALEY REPORT RECOMMENDATIONS

The Kealey Report recommends that the Ministry of Housing grant approval of Municipal status to all roads of less than 66 feet that are on condominium property, wherever possible. (2)

The Kealey Report recommends that Municipalities exercise greater control over private condominium roads and give consideration to the problem of waste collection at the design stage. (24)

The Kealey Report recommendation refers only to underground pipes. (27)

The Kealey Report recommends that the appropriate statutes be amended to permit municipalities or Public Utility Commissions to maintain and repair water and sewer pipes on condominium property and charge a fee, if necessary.

R-10-L

APPENDIX 'A' TO MR. J. MURRAY'S  
REPORT OF FEBRUARY 10, 1978

Page 6

RESIDENTIAL CONDOMINIUM DEVELOPMENT  
COMMITTEE RECOMMENDATIONS

- (XVII) That the City of Mississauga enorse the principle of individual metering and that the Province assist condominiums financially in converting to individual metering.
- (XVIII) That recommendation 37 of the Kealey Report concerning the proposed amendments to the Insurance Act to require certain compulsory provisions for all condominium insurance policies, be more specific.
- (XIX) That if the Kealey Report recommendations governing insurance are adopted by the Province, all Condominium Corporations should be instructed to review all their insurance policies.
- (XX) That mandatory exams and licensing for all persons in the business of selling condominiums, be required.

KEALEY REPORT RECOMMENDATIONS

The Kealey Report also recommends that individual metering be required for all new condominium developments but recommends that the Province and Municipalities assist existing condominiums in converting. (30)

The Kealey Report recommends that the Insurance Act be amended to ensure certain compulsory provisions for all condominium insurance policies, including "such other conditions as the Superintendent of Insurance deems advisable". (37)

In light of the far-reaching recommendations of the Kealey Report with respect to insurance matters, the Province should ensure that all Condominium Corporations are made aware of the changes and amend their policies accordingly. (39)

The Kealey Report recommends that the Province assist consumer groups and the industry to formulate courses to educate both sales persons and consumers. (40)

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APPENDIX 'A' TO MR. J. MURRAY'S  
REPORT OF FEBRUARY 10, 1978

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RESIDENTIAL CONDOMINIUM DEVELOPMENT  
COMMITTEE RECOMMENDATIONS

KEALEY REPORT RECOMMENDATIONS

(XXI) That the Developer be required to guarantee hydro rates, heating fuel costs and other utilities for the first year after registration.

(XXII) That Recommendation 47B of the Kealey Report not requiring a 10 day cooling-off period for purchasers who have received all the documents that the Developer is required to provide 10 days prior to signing the Purchase Agreement, not be endorsed.

(XXIII) That the Board of Directors not be permitted to withdraw services for lack of payment of common expenses.

The Kealey Report recommends that the Developer not be required to guarantee such charges because these costs are beyond the control of the Developer. There is no reason why the Developer cannot establish an annual operating budget that takes into account the possibility of future rate increases.

Recommendation 47B of the Kealey Report is not necessary if 47A, with respect to a 10 day cooling-off period, is implemented. (50)

The Kealey Report recommends that the Condominium Act be amended so that occupants of a condominium unit prior to registration are deemed to be tenants except that the builder has the same responsibilities and rights as the future Condominium Corporation with respect to provision of services, maintenance, repair and right of entry. The builder may further withhold his consent to an assignment of the Occupancy Agreement if it interferes with his mortgage arrangements. (50)

R-10-j

APPENDIX 'A' TO MR. J. MURRAY'S  
REPORT OF FEBRUARY 10, 1978

Page 8

RESIDENTIAL CONDOMINIUM DEVELOPMENT  
COMMITTEE RECOMMENDATIONS

- (XXIV) That the Condominium Act be amended so that prior to registration the Rules and Regulations can be enforced by the Developer at the request of the Interim Association. (see XXV below)
- (XXV) That the Developer be required to call a meeting of unit owners within 21 days of 30% of the units being sold to establish an Interim Association and that the Notice of such a meeting be sent in writing to the unit owners; and further, that the Interim Association Executive be the same size as the Board of Directors and that at least one member of the Interim Association be appointed to the Developer's Board of Directors.

KEALEY REPORT RECOMMENDATIONS

The Kealey Report recommends that the Condominium Act be amended so that at the request of any individual purchaser, the Developer be required to enforce the Rules and Regulations against another occupant. (51)

The Kealey Report makes a similar recommendation but the Residential Condominium Development Committee feels that the Interim Association should be established once 30% of the units are sold and that the Developer should be responsible for ensuring that the meeting is called and held to establish the Association. Further, the Residential Condominium Development Committee feels that the Developer should be required to accept one member of the Executive of the Association on the Board of Directors of the Condominium, once it is registered. (52)



R-10-K

APPENDIX 'A' TO MR. J. MURRAY'S  
REPORT OF FEBRUARY 10, 1978

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RESIDENTIAL CONDOMINIUM DEVELOPMENT  
COMMITTEE RECOMMENDATIONS

- (XXVI) The Residential Condominium Development Committee, at its meeting on January 24, 1978, made the following recommendation which was approved by General Committee on February 1, 1978:-

"That the City formally request that the Provincial Government draft legislation providing for the licensing of qualified Property Managers in Ontario".

- (XXVII) That any contract or agreement entered into by the Developer's Board may be revoked by 66 2/3 of the unit owners at a general meeting called for that purpose.

- (XXVIII) That the Condominium Act not be amended to permit a Board of Directors to give notice to owners by delivery of the notice personally to the unit.

KEALEY REPORT RECOMMENDATIONS

The Kealey Report recommends that representatives of the Property Management Industry meet with the Province with a view to enabling the Industry to be self-regulatory and self-disciplining and that if the Industry is unsuccessful in this regard, that the Province enact the necessary legislation to register all Property Management Companies. (56 and 57)

The Kealey Report recommends that no contract entered into by the Developer's Board shall have a term exceeding 18 months unless ratified by a Board elected by the owners. (62)

The Kealey Report recommends that the Condominium Act be so amended, however, it was felt that the costs savings were not significant enough to warrant any change to the current procedure. (67)



R-10-2

APPENDIX 'A' TO MR. J. MURRAY'S  
REPORT OF FEBRUARY 10, 1978

Page 10

RESIDENTIAL CONDOMINIUM DEVELOPMENT  
COMMITTEE RECOMMENDATIONS

- (XXIX) That the Condominium Act not be amended to provide:-
- a) That the voting majority to amend by-laws be reduced to 50% of the owners of all the units.
  - b) That the percentage of owners required to call a meeting of owners be reduced to 15%.
- (XXX) That Rules and Regulations be passed by a majority of unit owners attending a general meeting called for that purpose.
- (XXXI) That a unit owner's right to lease his unit remain intact subject to the owner notifying the Board of his intention to rent, and failure to do so be punishable by a fine of \$2,000. to a individual; \$25,000. to a Corporation.

KEALEY REPORT RECOMMENDATIONS

The Kealey Report recommends that the Condominium Act be so amended; however, it was felt that lowering the percentage to amend a by-law is not the answer if apathy and lack of participation is the problem. (75 and 79)

The Kealey Report recommends that the Board of Directors be permitted to make Rules and Regulations and that they be required to notify unit owners 30 days prior to the rule becoming effective. (78)

Recommendations 82 and 83 of the Kealey Report have been reworded to clarify the fact that an owner's right to rent his unit is subject to certain controls.

R-10-m

APPENDIX 'A' TO MR. J. MURRAY'S  
REPORT OF FEBRUARY 10, 1978

Page 11

RESIDENTIAL CONDOMINIUM DEVELOPMENT  
COMMITTEE RECOMMENDATIONS

- (XXXII) That the Condominium Act be amended to clarify that payments toward a reserve fund constitute an asset of the Corporation, and as such cannot be distributed to the owner by the Corporation except on termination of the Corporation.
- (XXXIII) That Condominium Corporations be permitted to deposit reserve fund monies in a Credit Union if they wish.
- (XXXIV) That the Landlord and Tenant Act and the Condominium Act be amended so that the Corporation has the right to collect common element expenses from the tenant, who will be entitled to deduct these payments from his rent.
- (XXXV) That a formal request be made by the Province to establish suggested maximum fees to be charged for the registration of a common expense arrears lien.

KEALEY REPORT RECOMMENDATIONS

Recommendation 86 of the Kealey Report has been reworded to clarify that no re-payments of contributions to the reserve fund may be given to an owner by the Corporation but the owner is, of course, free to negotiate on adjustment in his agreement to sell his unit if he so desires. (86)

The Kealey Report recommends that Condominium Corporations be permitted to deposit reserve fund monies in Chartered Banks or Trust Companies only. (89)

The Kealey Report recommends that the Condominium Act be so amended but it was felt that the Landlord and Tenant Act also be amended to avoid any conflict between the two statutes. (96)

Recommendation 98 of the Kealey Report has been reworded to strengthen its impact.

R-10-n

APPENDIX 'A' TO MR. J. MURRAY'S  
REPORT OF FEBRUARY 10, 1978

Page 12

RESIDENTIAL CONDOMINIUM DEVELOPMENT  
COMMITTEE RECOMMENDATIONS

KEALEY REPORT RECOMMENDATIONS

- (XXXVI) That the estoppel certificate be expanded to include:-
- a) The total amount the corporation has as reserve.
  - b) whether any reserve funds had been used in the current year.
  - c) whether the corporation is aware of any repairs that must be carried out
  - d) whether any substantial changes in the assets of the corporation are contemplated.
  - e) additional matters based on further consideration.
- (XXXVII) That the creation of a Provincial Registrar be endorsed in principle subject to the Province agreeing to delegating the responsibilities and duties of the Registrar to a Municipality which is willing to assume them.

Recommendation 103 of the Kealey Report has been reworded to clearly state what matters should be included in the expanded estoppel certificate.

The Residential Condominium Development Committee was especially concerned with the responsibility for the approval of condominium documents and the local hearing officers, the lower tier of a two-tier dispute resolution tribunal. The Committee intends to prepare more detailed comments with respect to all the Kealey Report recommendations affecting the proposed "Registrar".



I-37

Office of the  
Minister

Ministry of  
Transportation and  
Communications

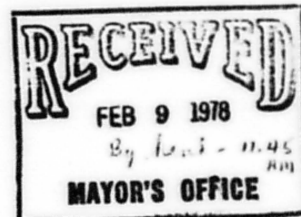
416/965-2101

Ferguson Block  
Queen's Park  
Toronto Ontario

February 8, 1978

*Resolution #39*

His Worship Mayor R. Searle  
City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2



Dear Mayor Searle:

There appears to be some confusion in regard to the discussions we have had over the proposed Burnhamthorpe Bridge.

You will recall following my letter to you dated November 4, 1977, I met with you and your Mr. W.P. Taylor, Commissioner, Engineering, Works and Buildings, in late December to discuss several items. At that time we again discussed this project and, in particular, the details of my letter of November 4, 1977.

You again asked for the commitment of my Ministry to the project, in light of the reference in my letter of November 4, 1977, in not being able and I quote "to make a firm commitment against future monies that may be voted by the Legislature". As I explained to you, while in general this statement is correct, it is understandable that in a project such as this when a commitment is made to allow a contract to be started I am in effect placing a priority on future years funds to allow my Ministry to participate in the funding of the project throughout the life of that project.

To clarify the issue, I wish to confirm what I said in late December, i.e. my Ministry will participate in this large project that I realize is very important to Mississauga. Therefore, I would recommend you proceed with your Engineering to allow the Contract to commence.



Mayor Searle

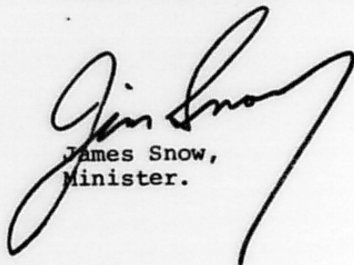
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February 8, 1978

In regards to a Supplementary Allocation for this year's expenditure on the Bridge, I understand your Mr. Taylor has already had preliminary discussions with our staff and he has indicated he will soon be in a position to advise my Ministry the effect of this year's expenditure on the Bridge on the original allocations granted to the Municipality.

With kindest regards, I remain,

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Jim Snow', written in a cursive style with a long, sweeping tail that extends downwards and to the right.

James Snow,  
Minister.





I-38

90 Eglinton Avenue West  
Toronto, Canada M4R 2E7  
Telephone 482-5522

January 27th, 1978

City of Mississauga  
1 City Centre Drive  
Mississauga, Ontario  
L5B 1M2

Attention: Councilor Hazel McCallion  
Chairperson, Sign Committee

Dear Mrs. McCallion:

Re: Proposed Sign By-law

Further to our recent telephone conversation, I am pleased to advise that the Peel Region Liaison Committee of the Urban Development Institute met on January 19th, 1978 and endorsed the idea that the Institute would participate in the organization of a seminar or workshop concerning the above referenced. It was felt that the best qualified persons amongst us to be involved in such an undertaking existed in the membership of two special standing committees, of the Institute; namely, the Shopping Centre Committee and the Public Relations Committee. Accordingly, the proposal has been forwarded to each of the committee chairman for action. I will keep you informed as to the progress being made.

On this same subject matter, Peter Langer Sr. has requested that your letter to him dated January 13th be answered promptly. Jack Alguire, Vice President Commercial Division of our Company, will correspond to you within a few days. In addition, Mr. Alguire is also in the process of answering a letter from Mr. A. D. Crannum of your Committee, who has requested our views on the Proposed Sign By-law.

Yours very truly,  
MARKBOROUGH PROPERTIES LIMITED

D. R. Cole  
Vice President, Land Development  
Division and Chairman,  
Peel Region Liaison Committee - U.D.I.

DRC/sk  
cc: J. B. Alguire  
H. P. Langer

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I-39

SUBMISSION TO  
HIS WORSHIP THE MAYOR RONALD SEARLE  
AND MEMBERS OF COUNCIL,  
CITY OF MISSISSAUGA

PRESENTED BY  
THE PEEL ASSOCIATION FOR COMMUNITY RELATIONS

DECEMBER 29, 1977

The Peel Association for Community Relations  
P.O. Box 175, Station A, Mississauga, Ont. L5A 2Z7  
tel: 270-0212, 270-7516

December 29, 1977

To His Worship the Mayor Ronald Searle  
and Members of Council For The City of Mississauga:

The population profile of the urban centres of Ontario has changed radically within the last thirty years. A relatively homogeneous, predominantly Anglo Saxon society has been transformed into a rich blend of cultures. We belong to a society that is not only multicultural but multiracial as well.

Statistics serve to reinforce the obvious. From a base of thirty-one thousand in 1971, the number of East Indian and Hindu-stani peoples has reached fifty thousand. There were twenty-two thousand five hundred newcomers of Indo-Pakistani origin in 1971; this number had increased by 1975 almost twenty-five percent to over twenty-seven thousand eight hundred. Between 1971 and 1975 the West Indian and Caribbean population in Ontario had increased by sixty-five thousand.

An influx of such proportions cannot be expected to integrate itself haphazardly through some unknown process of natural adjustment. This has not happened successfully in the past, and the signs of social tension that exist today show that it is not happening now. Something must be done to ease the strains caused by racial conflicts before they approach the epidemic proportions experienced by the American cities.

Two reports of major significance in the field of race relations have been recently published: Now Is Not Too Late , submitted to the Council of Metropolitan Toronto by the Task Force on Human Relations headed by Dr. Walter Pitman; and, Equal Opportunity And Public Policy prepared by Dr. Bhausaheb Ubale for the South Asian Canadian Community and submitted to the Attorney-General of Ontario. These reports outline the problems that have developed in the relations between visible minority groups and the police, schools, social services, the government, employers, and the media.

What is being done in Mississauga to identify problems in race relations? How can the institutions of this city respond to promote greater understanding and integration within the community? Will the Mississauga Council join with Metropolitan Toronto in its representation to higher levels of government on the issues of multiracialism?

The Peel Association for Community Relations regards the recommendations of both the Pitman and the Ubale reports as being applicable in Mississauga. Walter Pitman states:

This report is written for the Council of Metropolitan Toronto. However, in its enquiry, the Task Force discovered that racist violence was taking place in communities close to but beyond the boundaries of Metropolitan Toronto. Thus, some of these recommendations may have particular relevance to other municipalities... (page 281)

Therefore, the Peel Association for Community Relations requests that the Mississauga Council review these reports within the context of the City of Mississauga and hopefully take steps to alleviate the conditions experienced by visible minorities in this community.



2-A

REPORT OF  
THE METROPOLITAN TORONTO TASK FORCE  
ON HUMAN RELATIONS

RECOMMENDATIONS

Recommendation 1.1

That Metro Council approach the Secretary of State to finance a long-term program to study the extent of racism, its effects on its victims and the methods which have been discovered to control racism throughout the world.

Recommendation 1.2

That Metro Council adopt a policy of making appointments to boards and commissions from visible minorities until the representation of these visible minorities on the boards and committees has some relationship to the present mix of population in Metropolitan Toronto.

Recommendation 3.1

That Metro Council support the strategies of the TTC to increase the level of safety on the subway and surface routes and continue efforts to place personal security of passengers against racial attacks as a high priority in budget planning.

Recommendation 4.1

That Metro Council condemn the existence of racially motivated violence and request a statement of concern and intent regarding racist violence from the Metro Toronto Police Commission and the senior officers of the Metropolitan Toronto Police Force.



#### Recommendation 4.2

That until a new settlement services delivery structure has been developed, (see Chapter VI) Metro Council request federal and provincial authorities responsible for welcoming immigrants at the International Airport to provide accurate information about Canadian laws and policing methods ( including the existence of the Complaint Bureau), in order to avoid the misunderstanding and friction which comes from unrealistic expectations.

#### Recommendation 4.3

That Metro Council request a precise strategy from the Metropolitan Toronto Police Commission for extending an intense program of racial and cross-cultural understanding to every member of the Metropolitan Toronto Police Force.

#### Recommendation 4.4

That Metro Council recommend to the Metro Toronto Police Commission the following practices re: the Community Service Officers.

- (a) that Community Service Officers receive additional training, particularly in instructional techniques.
- (b) that all probationary constables upon their return from the Ontario Police College receive increased instruction on the role of the CSO.
- (c) that extra officers on day shift be assigned to work with the CSO's ( as one means of forging links with regular police officers).

Recommendation 4.4 (cont'd)

- (d) that CSO's be more aggressive in making themselves available to community organizations and groups.
- (e) that CSO's be assigned responsibility for sufficient Sunday morning sessions each year in each division to cover all personnel for the purpose of raising the sensitivity and awareness of racial problems in the minds of all Metro police officers.

Recommendation 4.5

That Metro Council commend the Metro Toronto Police Commission and the police force for the pilot projects involving community committees in 31 Division, 51 Division and 14 Division and recommend that the experiment be carefully monitored and if successful, extended to other Divisions.

Recommendation 4.6

That Metro Council recommend to the Metro Toronto Police Commission and the Metro Police Force the implementation of a Neighborhood Action Program patterned on the program established in Vancouver.

Recommendation 4.7

That Metro Council recommend to the Metro Toronto Police Commission that a task force be established to study Community Based Preventive Policing ( i.e. Team Policing).

Recommendation 4.8

That Metro Council recommend to the Metro Toronto Police Commission the further study and evaluation of psychological tests to determine racial attitudes of applicants for employment with the Metro Toronto Police Force.

Recommendation 4.9

That Metro Council recommend to the Metro Toronto Police Commission and the Metro Toronto Police Force that greater effort be made to attract as applicants members of the visible minorities.

Recommendation 4.10

That Metro Council recommend to the Government of Ontario that exceptions to the height and weight requirements for employment on the police force be set aside in order to accommodate members of visible minorities whose physical size does not normally meet these requirements.

Recommendation 4.11

That Metro Council recommend to the Metro Toronto Police Commission and the Metro Police Force that suitable instructional film material be prepared to use in pre-service training in consultation with the Human Rights Commission, making use of material from files of the Metropolitan Toronto Police Complaint Bureau.

Recommendation 4.12

That Metro Council recommend to the Metro Toronto Police Commission and the Metro Toronto Police Force that more emphasis be placed in pre-service training on racism and racial tension as a problem in policing in Metro Toronto.

Recommendation 4.13

That Metro Council commend the efforts of the Human Rights Commission in its efforts to assist the in-service training of Metro Toronto police officers and recommend to the Metro Toronto Police Commission and the Force the designing of appropriate educational materials for use by police instructors and that Human Rights Commission officers assist, monitor and advise on the courses and programs to be offered.

Recommendation 4.14

That Metro Council recommend to the Metro Toronto Police Commission and the Metro Toronto Police Force that greater emphasis be placed on the problem of racism and racial tension in the in-service training of all police personnel.

Recommendation 4.15

That Metro Council assure itself that the promotion procedures and policies of the police guarantee that the representatives of the visible minorities who are members of the police force are not in any way deprived of promotion.



Recommendation 4.16

That Metro Council recommend to the Ontario Government that the legislation necessary to carry out the recommendations of the Report on the Royal Commission into Metropolitan Toronto Police Practices be passed and put into effect as soon as possible.

Recommendation 4.17

That Metro Council recommend to the Metro Toronto Police Commission and the Police Force that the Records Bureau provide a more sophisticated and detailed computer readout of its analysis of complaints, particularly in regard to complaints involving racism in order that trends in complaints will be more easily understood and thereby provide evidence for reform of police practice.

Recommendation 4.18

That Metro Council recommend to the Metro Toronto Police Commission and the Police Force that the Complaint Bureau should be a most effective link with the larger community and that resources to inform the public of its existence and its role should be provided.

Recommendation 5.1

That Metro Council sponsor a conference on the funding problems associated with providing adequate education services in a city which has attracted a large number of families from a wide spectrum of cultures and races. Elected members of both provincial and federal levels should be invited, along with school board members from every jurisdiction in Metropolitan Toronto.



Recommendation 5.2

That Metro Council, in making its grants to the artistic and cultural activities in Toronto, recognize the special advantages of those programs which assist young people to respect and applaud the talents of those who have a different color skin and come from different cultures.

Recommendation 5.3

That Metro Council assist with every means at its disposal the area school boards in their efforts to secure adequate funding from higher levels of government for the purpose of:

- (a) developing and implementing multicultural programs and providing supporting materials which will give information about the roots of the minority people in Metro Toronto.
- (b) developing and implementing special programs for combating racism among children and adolescents directed at visible minorities.
- (c) providing increased professional development of teachers and administrators in the area of multiculturalism and programs to reduce racial tension.
- (d) mounting a program of community education to serve both children and parents in the context of the community school model with racial harmony and understanding as a central theme.

Recommendation 6.1

That Metro Council endorse Recommendation 16.1 of the Royal Commission on Metropolitan Toronto that "Metropolitan Council be given the responsibility for developing a human services policy for Metropolitan Toronto, and a mandate to encourage the co-ordination and rationalization of these services".

Recommendation 6.2

That Metro Council, in its advice to the Provincial Government regarding the implementation of the Royal Commission on Metropolitan Toronto Report, request the establishment of a sub-committee to co-ordinate services to those groups who have come from other lands.

Recommendation 6.3

That Metro Council accept the responsibility for gathering data and for co-ordinating social research and the creation of an adequate structure to carry this function and that it seek funding assistance on a continuing basis from the federal government to accomplish these ends.

Recommendation 6.4

That Metro Council enlist the advice and support of knowledgeable and experienced personnel at every level of government and in voluntary agencies to the end that a network of neighborhood centres for New Canadians be established, patterned on the Ontario Welcome House but replacing it in purpose and function.

Recommendation 6.5

That Metro Council endorse Recommendation 16.3 of the Royal Commission on Metropolitan Toronto that Metro Council be given the primary responsibility for allocating provincial funds to human service agencies in Metro Toronto.

Recommendation 6.6

That as an immediate strategy Metro Council in its policy of providing grants to community groups give special recognition to those organizations and agencies assisting ethnic groups, particularly those serving visible and victim minorities.

Recommendation 6.7

That Metro Council, through its funding policies, encourage social service agencies to reflect the diversity of the community in the mix of citizens who are invited to serve on their Boards of Directors, and to provide opportunities for training in servicing techniques to members of visible minority groups.

Recommendation 6.8

That Metro Council make representation to higher levels of government to increase the stock of low-cost housing in Metro thereby relieving some of the causes of racial tension associated with the existing OHC complexes.

Recommendation 6.9

That Metro Council in its representations to higher levels of government emphasize its commitment to widely dispersed low-cost public housing in small units of accommodation, and emphasize the subsidization of rental of existing stocks of houses.

Recommendation 6.10

That Metro Council advise higher levels of government responsible for funding public housing of the need to support the training of OHC personnel involved in security and recreation in the techniques of providing programs on multiracial understanding and the need to cover the costs of such programs for all residents.

Recommendation 7.1

That Metro Council sponsor a series of seminars involving media representatives and representatives of the ethnic community (particularly the visible and perceived victim minorities), at a variety of levels of work and experience, for the purpose of discussing ways and means whereby the media might assist in the improvement of relationships of citizens of different race, culture and religious tradition in Metro Toronto.

Recommendation 7.2

That Metro Council establish a Media Race Relations Committee with substantial representation from the print and electronic media to receive complaints and concerns of minority groups regarding their treatment in newspaper, periodicals, radio and television broadcasting in Metro Toronto.



Recommendation 7.3

That Metro Council, in co-operation with the Ministry of Colleges and Universities and the Ministry of Education, give encouragement (supported by bursaries and scholarships when necessary) to recent immigrants and particularly to the visible minorities to undertake training or re-training for careers in the media through a system of job counselling, to the end that there might exist sufficient numbers of visible minorities available for employment in the media; and that the media be encouraged to adopt a policy of affirmative hiring from those so trained.

Recommendation 7.4

That Metro Council commend to the Advertising Standards Council to encourage its members to:

"Use all available talent of the visible minority group fairly and impartially;

bring the level of minority group representation in line with population distribution;

prevent the projection of stereotyped images of visible minority groups in order not to deny their dignity as equal citizens;

discard all constraints of height and stature as well as of cultural background which violate the rights of minority groups; in particular the condition that models be 5'8" tall, which discriminates against most visible minority groups as well as some Europeans;

present people with different accents and reflect Canada as a proud society of diverse linguistic and cultural backgrounds."



Recommendation 7.5

That Metro Council, supported by media resources initiate a media campaign to stress racial harmony and to increase citizen awareness of the contribution of ethnic minorities in Canada and of the rich variety which they add to the life of this community.

Recommendation 8.1

That Metro Council support the Recommendations of the Ontario Human Rights Commission Report, Living Together, particularly those identified in the Task Force Report.

Recommendation 9.1

That Metro Council initiate an advertising campaign encouraging wise, effective public involvement in assisting victims of racial attacks and that such advertisements should be posted in buildings under Metro jurisdiction and made available to any citizen who might give these notices wide distribution.

I-40

G.M. STAMM, ECONOMIC RESEARCH ASSOCIATES

GARRY M. STAMM  
PRESIDENT

56 BERKELEY STREET  
TORONTO, CANADA  
M5A 2W6  
366-7967

January 12, 1978

Mrs. Hazel McCallion, Councillor,  
City of Mississauga,  
1 City Centre Dr.,  
Mississauga, Ontario.  
L5B 1M2

Dear Hazel,

This morning's Globe and Mail carried an article which suggested that Mississauga was interested in undertaking a review of its status within the Region of Peel. It is my understanding from reading the article that the issue is not only related to questions of direct community sovereignty. Apparently the financial aspects of Mississauga's continued participation in the Region of Peel are also a major issue.

I am sending you a prospectus on the consulting firm which I established some years ago now. From my involvement with the TCR planning process I moved off into consulting for both municipalities and major development companies. We have done considerable work in the area of municipal finance. Should the Municipality require any assistance in looking at this question, we would be most pleased to offer our services. It would help not only in Mississauga's case but also other municipalities if the municipal finance impact of Regional Government were properly analysed and understood. Hopefully this would lead to improved policy and less municipal aggravation.

Yours sincerely,



G. M. Stamm

GMS/wem

QUALIFICATIONS  
and  
EXPERIENCE

50 BERKELEY STREET  
TORONTO, ONTARIO  
M5A 2M6

G.M. STAMM, ECONOMIC RESEARCH ASSOCIATES

#### A WIDE RANGE OF SERVICES

The firm of G. M. Stamm, Economic Research Associates, offers a broad range of economic consulting services, to both government and the private sector. The experience of the firm has tended towards two general areas: i) the economics of urban and regional development, and, ii) economic aspects of resource development.

The land development industry in Canada, and particularly that in Ontario, operates in a segment of the economy which has become extremely complex. The scale and quality of urban and regional growth in Canada has created much public debate over the past decade. There are many contentious issues: the ability of the market to provide adequate housing, the impact of various forms of development on urban environment, the economics and desirability of high density office and residential complexes, the impact of development on urban and regional transportation systems, the consumption of agricultural land, the municipal finance aspects of urban growth, ad infinitum.

Management of the nation's resources is becoming increasingly important as the public recognizes the issues. Resources formerly thought to be almost unlimited are now recognized as scarce. Concern for the ecology is rapidly changing the methods of resource cropping, and therefore the economics of industry and resource utilization patterns. Finally, concern for local



impact of resource operations is causing conflicts.

The process of resolving the myriad of issues occurs within a framework comprised of the market place and the political system. Our firm has involved itself in the resolution of these issues by providing a thorough economic and social research basis. In many instances, this has occurred within the context of a multidisciplinary team involving planners, engineers, architects and builders.

The types of work indicated below have application to a very wide variety of issues. In a general sense, the firm attempts to bridge the gap from conventional urban and regional planning to economic and financial feasibility, and contribute towards a better approach to resources management in Canada.



#### FIRM RESOURCES

At the present time, five professional people are affiliated with the firm. Of these, two have a senior degree of experience, two have an intermediate degree of experience and one is a junior. In addition, the firm supplies support staff for various functions as necessary. Information on the three staff members who would carry out the energy studies is provided below.

• G. M. Stamm, President, M.A.

Mr. Stamm founded the firm in December of 1975. Prior to that point, he was affiliated with another consulting firm for some years. He brings to the firm economic and planning experience gained in both the public and private sectors over 11 years. As an economist with Central Mortgage and Housing Corporation, and later the New Brunswick Housing Corporation, he specialized originally in the economics of housing and urban development. In 1969, after extensive experience in Federal/Provincial conferences and negotiations, he was appointed team leader for the Toronto-Centred Region planning project. This gave him valuable experience in the economics of regional development and planning for a growing Metropolitan area. He has been involved in consulting since 1973. His clients have included both government and the private sector. Most of the work has been done in the areas of housing, the economics of land development, real estate market

analysis (particularly for industrial and office space), municipal finance, the economics of urban planning, and resource management economics. Mr. Stamm's experience includes considerable involvement in the planning for new towns and major urban core type developments.

• J. P. Davey

Mr. John P. Davey brings to the firm a considerable background in both industry and government. As a professional engineer in Britain, Mr. Davey trained originally in aeronautics. He became a consultant in industrial design and business management to the oil industry, the shipbuilding industry, and firms engaged in liquid handling systems. In the mid-1960's, Mr. Davey joined government service. He was engaged in Britain as an international trade administration advisor, and this brought him to Canada. In 1969, Mr. Davey began applying his expertise in industry and public administration to problems of transportation policy in Ontario. He held key policy positions with the Ontario Ministry of Transportation and Communications and its forerunner, the Ontario Department of Transport, in developing transportation policy in Ontario. As the manager for the Program Analysis Branch, Mr. Davey carried the responsibilities of preparation of the Ministry's billion dollar budget, and ensuring that the funded programs met their targets. As a member

of the Strategic Policy Secretariat, chaired by the Minister, he was part of the group responsible for applying complex corporate management techniques to the Ministry of Transportation and Communications.

• A. J. Darragh, M.A.

Mr. Darragh is a recent graduate in Urban Economic Geography, obtaining a Master's degree from Queen's University. His studies specialized in regional development, land development, housing and information systems. Mr. Darragh would be employed on this study in a research capacity.

• P. D. Dunn, B. Comm.

Peter Dunn brings a business background to the firm. After graduating in 1974, with a Bachelor of Commerce degree from McMaster University in Hamilton, he joined the Procter and Gamble Company of Canada. In that position he gained direct experience in sales and marketing. This included a responsibility for the establishment of merchandizing and advertising campaigns featuring Procter and Gamble products. After leaving that firm he joined Drake International where he was responsible for that firm's extensive involvement in the start-up

process for the Ontario Housing Ministry's Rent Review Program. In May of 1976 Mr. Dunn joined A. E. LePage as a consultant in the Research and Planning Division. Over the course of the subsequent year, he was extensively involved in the preparation of studies dealing with marketing and financial feasibilities of real estate development. Among the studies he undertook were the market studies for the proposed town centre at Pickering, the proposed regional shopping centre in Gloucester Township and the proposed urban core development in Oakville.

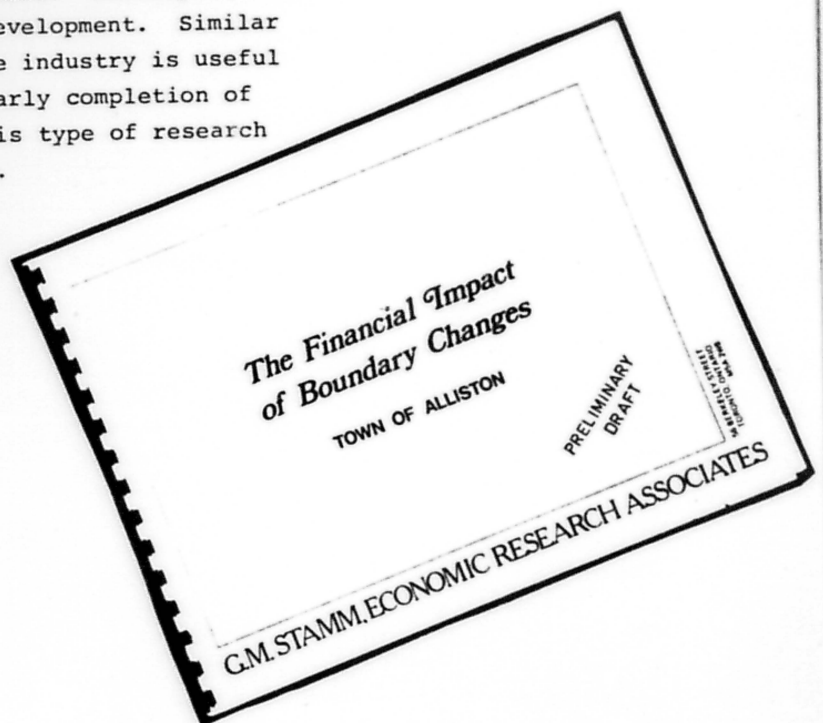
• W. E. Mason, B.A.(Hons.)

Wendy Mason graduated from Queen's University in 1976 with a B.A.(Hons.) degree in Urban Economic Geography. Before joining this firm in a research capacity in October, 1977 she was part of the research group contracted by the Regional Municipality of Halton to perform the Halton Region Housing Study.



• MUNICIPAL FINANCE ANALYSIS

Municipal finance evaluation has become important in gaining approval for large-scale developments. The firm undertakes municipal finance projections showing the expected costs and revenues of large-scale developments. This research can be carried forward to project the long-term municipal debt requirements that would be required for development. Municipalities utilize this research in preparing for development. Similar information prepared for the firms in the industry is useful as it can assist in the successful and early completion of negotiations with local authorities. This type of research is also applicable to annexation matters.





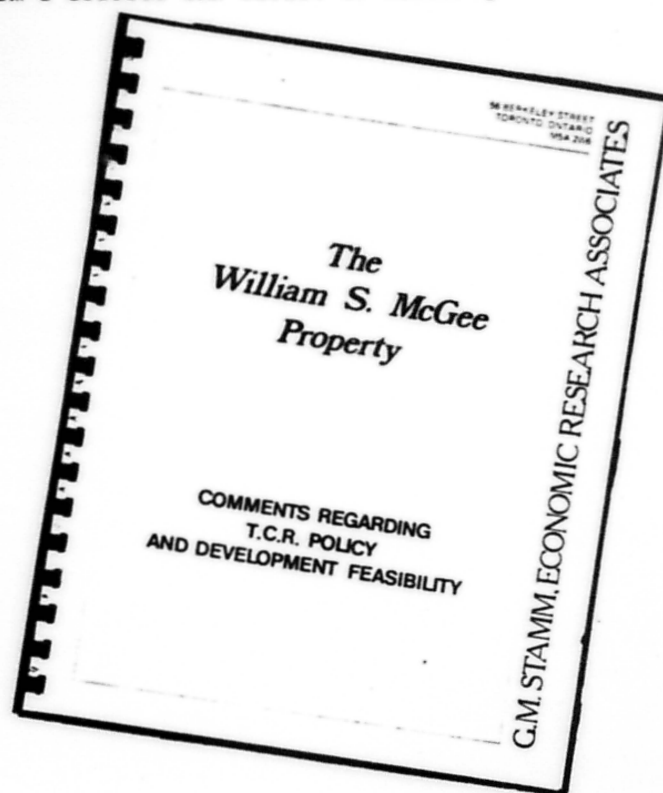
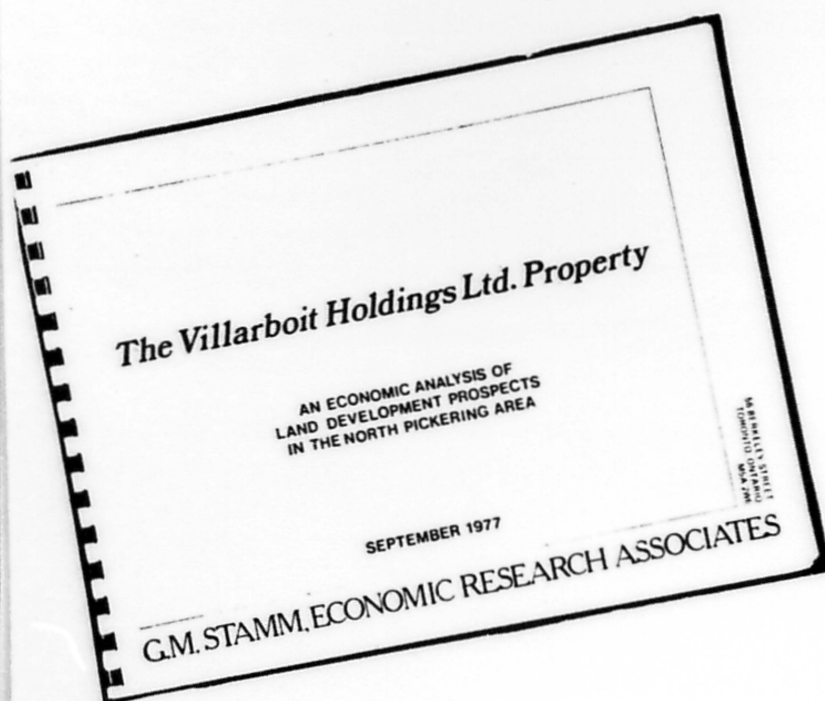
	<b>TOWN OF RICHMOND HILL OFFICIAL PLAN STUDY</b>
	<b>a review of possible economic roles</b>
	prepared by G. M. STAMM, ECONOMIC RESEARCH ASSOCIATES

• PUBLIC POLICY FORMULATION AND ANALYSIS

On behalf of public clients, the firm undertakes urban and regional economic analysis to assist in the formulation of public policy. This includes such projects as the economic projections for official plans and economic aspects of office development. For the private sector, the firm undertakes to review various aspects of public policies and programs in order to assist their corporate planning. This includes a review and analysis of National Housing Act provisions and programs, Provincial programs related to the development industry, official plans, zoning, by-laws, and so forth. These research projects can then be used to modify and shape the firm's operations.

• CASEWORK: OMB AND THE COURTS

For both the private development industry and the municipalities, the firm participates in the preparation of testimony for the Ontario Municipal Board and the Courts. Normally, this occurs within the framework of a team approach. By testifying as to the economic soundness of resource development, official plans, zoning by-laws, and annexation proposals, the firm's efforts can assist in reaching the objectives of the client.



## ● REAL ESTATE MARKET DEMAND

The firm undertakes to analyze conditions in real estate markets, and prepare projections of demands for various types of real estate space. This includes detailed evaluations of the emerging housing market and looking at the expected growth for industrial, office and retail space. These studies are used by the client firms to evaluate their land inventories and prepare future development plans.



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Net Rentable Floor Area - 351,000  
- \$7.75

Rentable Floor Area - 352  
- \$7.75  
Net Rentable Floor Area - 13

Parcel	Existing Zoning	Net Revenue
2	M2 and M3	
5	M2	
3.1		

Number of Parcels  
2

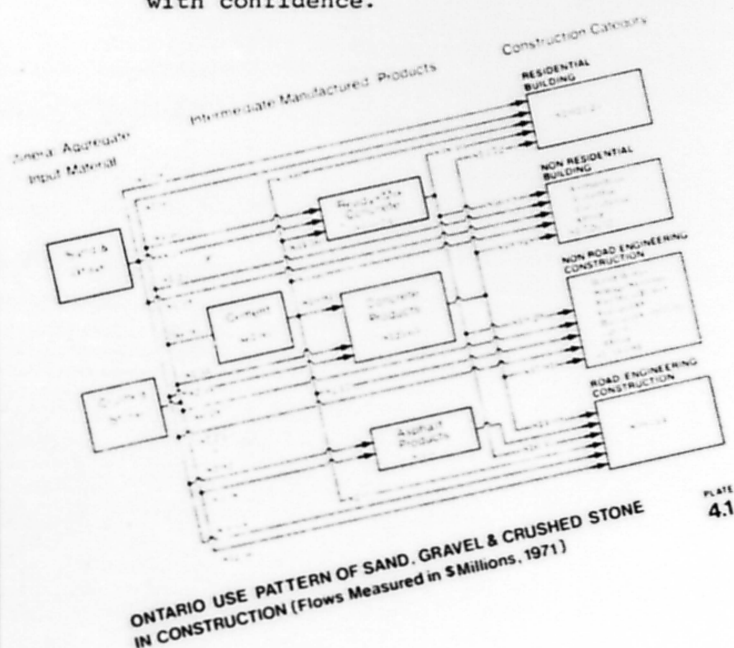
Area in Acres

20.6	
-	
20.6	

$$\begin{array}{r} 20.6 \\ - 20.6 \\ \hline 20.6 \end{array}$$

# • RESOURCE UTILIZATION PATTERN AND DEMAND ANALYSIS

The feasibility of resource development is of key concern to both government and industry. Often government is asked to participate by investing large sums of money into the infrastructure required. This includes roads, provision of energy systems, new communities and so forth. Firms are concerned about marketability of the product and the cost impact of various measures to protect the natural ecology and the human environment. By laying out a solid economic research basis, both government and the private sector are able to make appropriate decisions and move ahead with confidence.





# • SPECIALIZED ECONOMIC STUDIES

The firm undertakes economic studies using a wide variety of economic analysis methods:

- statistical projections for market studies;
- financial feasibility procedures;
- cost-benefit analysis;
- cost-effectiveness analysis (budgeting);
- input-output analysis for resource demand;
- operations research methods.

The firm is therefore able to utilize the most appropriate method to deal with the particular study requested.

TABLE 1 BASIC DATA: LAKE ST. JOSEPH RESOURCE DEVELOPMENT COMPLEX				
DATA	IRON MINE COMPLEX	COPPER MINE COMPLEX	FOREST PRODUCTS OPERATION	TOTAL DEVELOPMENT
<u>PHYSICAL PRODUCT (ANNUAL)</u>	1,331 x 10 <sup>6</sup> short tons of industrial pellets, @ \$25 per short ton 2,403 x 10 <sup>6</sup> short tons of sponge pellets @ \$55 per short ton	93,000 short tons of copper concentrate @ \$268 per short ton	300,000 cords per year @ \$42 per cord	
<u>VALUE OF BASIC OUTPUT</u>	\$167.0 million	\$24.9 million	\$12.6 million <sup>1</sup>	\$204.5 million
<u>CAPITAL INVESTMENT</u>				
BASIC: PLANT AND EQUIPMENT	\$418.6 million	\$50.1 million	---	\$468.7 million
TRANSPORTATION, STORAGE, ENERGY	21.3	6	1.3	28.6
SUB-TOTAL	\$439.9	\$56.1	\$1.3	\$554.3 million
NON-BASIC: URBAN DEVELOPMENT	---	---	---	79.0 million
<u>TOTAL</u>				\$633.3 million
<u>EMPLOYMENT</u>				
NEW BASIC JOBS	395 <sup>4</sup>	400	500	1,495 jobs
NEW NON-BASIC JOBS	---	280	350	1,180 jobs
<u>TOTAL</u>	<u>1,395</u>	<u>680</u>	<u>850</u>	<u>2,815 jobs</u>
<u>WAGES AND SALARIES</u>				
BASIC	\$10.6 million	\$5.4 million	\$6.5 million	\$22.5 million
NON-BASIC	---	2.2 million	2.8 million	5.0 million
<u>TOTAL</u>	<u>\$10.6 million</u>	<u>\$7.6 million</u>	<u>\$9.3 million</u>	<u>\$27.5 million</u>
<u>POPULATION</u>				
NEW POPULATION	3,170 people	1,605 people	2,005 people	6,780 people
FAMILY HOUSEHOLDS	429 family hholds.	315 family hholds.	390 family hholds.	1,325 family hholds.
NON-FAMILY HOUSEHOLDS	205 non-fam. hholds.	105 non-fam. hholds.	225 non-fam. hholds.	435 non-fam. hholds.
PERSONS IN COLLECTIVE HOUSING	200 persons	145 persons	170 persons	325 persons
<sup>1</sup> This can be expanded greatly up to 500,000 cords per year. See Study Area Resources, Appendix.				
<sup>2</sup> The Capital Investment in Plant and Machinery for the Great Lakes Paper Company operations is the \$131.5 million plant designated for Twp. 40 N. It is not included in this package. Only the trucks and a small maintenance facility are included here. The amount is shown at the price of the product which goes into the mill.				
<sup>3</sup> The Urban Development of Capital includes townships, residential buildings and commercial, institutional and other buildings has not been provided for the future housing needs.				
<sup>4</sup> Employment and income generated from the rail operations are included here with the Iron Mine Complex.				



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Room 14  
Ray Underhill  
Suburban Dr.,  
Streetsville,  
Ontario L5N1G1  
February 6, 1978

Dear Mrs. McCallion,

I am 10 years old and  
I am in grade four. I am  
writing this letter because  
I'm concerned about the  
bird sanctuary. Here is the  
reason why. The bird sanct-  
uary is important because  
it helps hurt birds and birds  
with no home or food. It  
also helps birds from hunters.  
So please spare the bird  
sanctuary for our com-  
munity. So we can have  
the pleasure of seeing the  
birds in the trees. So please  
help! Thank you!

Yours truly  
Charlotte K.

Room 14  
Rear Under Hill School  
Burlington, Ont.,  
Streetsville,  
Ontario, 15th-66  
February 6, 1978.

Dear Mrs. McCallion,  
I want you please to keep  
the bird sanctuary. I want to  
take my kids there when I  
grow up. A few years ago 1/2  
school made \$600 for the  
bird sanctuary.

Yours truly,  
Michelle  
Pollard

Box 14,  
Ray Model Hill P.S.  
Suburban  
Streetsville,  
Ontario L5N 1G6  
February 7 1968

Dear Mrs McCaig,

I am writing to you about getting a  
new main through the bird sanctuary.

The bird sanctuary means a lot to me.  
It is the only place I have found where  
birds that need homes. It has fresh air and  
when I grow up I want to see it still there.  
I am sure you will do.

Yours truly  
Betty Ramsey

Room 14,  
Ray Underhill P. S.,  
Suburban Dr.,  
Dreetsville,  
Ont. L5N 1G6  
February 6, 1978

Dear Mrs. M<sup>c</sup> Callion,

My name is Alison Clarke.  
I'm 8 years old. I'm writing  
about the bird sanctuary.  
I would really like you  
to keep it. If it was  
destroyed the birds would  
have no fresh air or  
place to go if they got  
hurt. The birds are happy  
there. We have to have  
one place for birds.

Sincerely,

Alison  
Clarke



Room 14,  
Ray Underhill School,  
Suburban Dr.,  
Stevenville,  
Ontario, L5N1G6,  
February 6, 1978.

Dear Mrs. McCallion,

I am nine years old and my  
name is Judith. I am in grade four  
and I don't want the bird sanctuary  
ruined because when I grow up  
I might feel responsible and the birds  
mean so much to me. Now I hope  
the bird sanctuary ~~won't~~ be ruined.

Yours truly,  
Judith Forte.



Room 14,  
Ray Underhill School  
Suburban Dr.,  
Huntsville,  
Arkansas,  
February 7, 1972.

Dear Mrs. McCallion,  
I am nine years old  
and in grade four. I'm  
writing this letter because  
I think it's wrong to put  
a sewer man where the bird  
sanctuary is. Those birds need  
a home and it's up to  
us to give it to them.  
Please help them live in  
clean fresh air with flowers  
and trees. I think birds  
build their nests in buildings  
because there aren't enough  
trees.

Yours truly,  
Anna Beth

Room 14  
Rory Underhill School  
Suburban Dr.,  
Stratford,  
Ontario, L5N 1G6  
February 6, 1978

Dear Mrs Mc Callion,

I'm 9 years old and I'm writing about the bird sanctuary. Almost every year we bring in a bird hurt, or can't walk or fly. One year we brought in a bird very hurt. The bird sanctuary fixed it. Also it's a place for birds to live. The birds can make their home in the trees and if people keep cutting ~~the~~ trees down they will become extinct. We would gladly try to raise money for the sewers if you would put them under Mississauga road. What has to be done has to be done ~~has to be done~~ but please

try to put it under Muskego  
road. Were the people that will  
be living in Streetsville when  
we grow older and I'd really  
love to have it there.

Sincerely,

Sally Catto